AMERICAN DWELLINGS

Seventh Edition

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ARCHITECT
MINNEAPOLIS, MINNESOTA

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To My Many Friends and Clients Far and Near:

IN presenting this beautiful and practical book of designs to the public, I feel that I am not only adding to my large number of friends and clients but am benefitting the reader as well.

My plans are carefully made and figured; drawn to $\frac{1}{4}$ in. scale and specifications fully written covering the building in every detail.

In selecting one of my plans do not let a minor detail, such as the change of a door or window from one location to another influence you not to use any particular plan that you otherwise like. These little changes are easily and quickly made and cost you nothing.

It is not my intention to deceive in regard to plans, as the increase of my business depends wholly on making friends of my clients, and I certainly could not do this if I misrepresented.

My prices are always exclusive of heating and plumbing, as the prices of these vary so greatly.

The plumbing for an average house could be put in economically for $250 or any amount over that you wished to pay.

In the same way with the heating, for an eight room house, a hot air furnace for $165, in my judgment, would be very satisfactory, but steam or hot water would cost from $250 to $350.

The price schedule for the stock plans will be found at the bottom of the last printed page in the book, so if the price of plans are not given with the illustrations, they can be easily found by referring to said page.

Place your confidence in me and order plans. I will make a special personal effort to see that every one of my clients get just what he wants, and in just the way he wants it. I believe I can satisfy the most exacting tastes, if you will give me the opportunity.

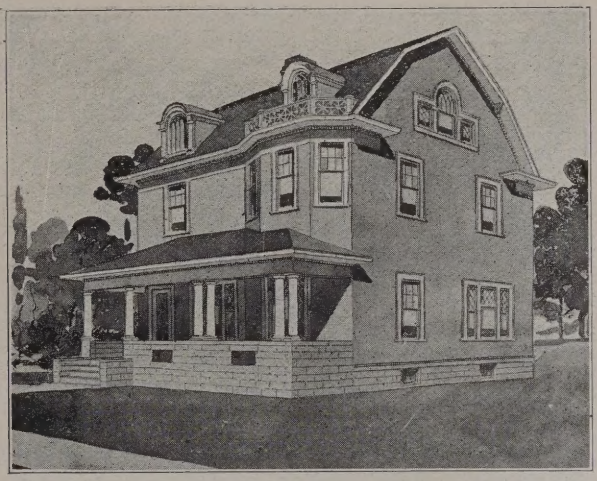
Thanking you in advance for future favors.

GLENN L. SAXTON.

I am a true friend of the man with a modest salary.

Have you figured out the blessings
Of a home that's all your own;
Of a cosy little cottage
That belongs to you alone?
Don't you feel a trifle shiftless
As the rent days go and come,
That your little ones—your loved ones
Have no really, truly home?

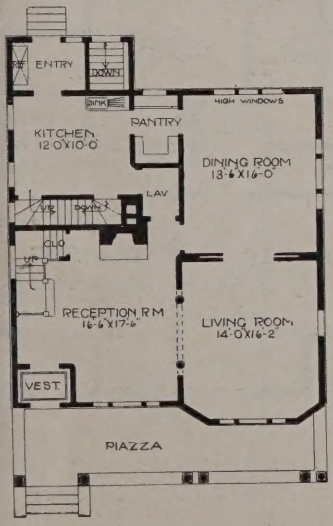
It is not a task heroic;
You can build on slender pay,
You can own a cottage cosy,
If you know the proper way.
In the first place, don't be timid,
Just a modest sum will do,
If Glenn L. Saxton plans the home
For the little ones and you.

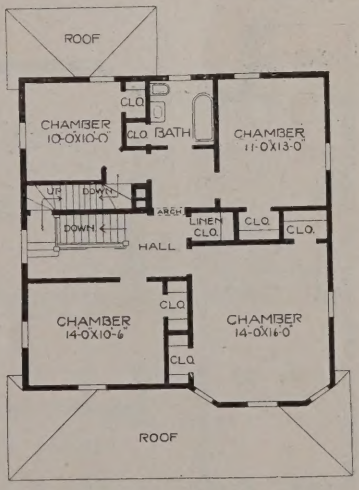


No, 320.

Built for Mr. Putnam, Banker, Morris, Minn.

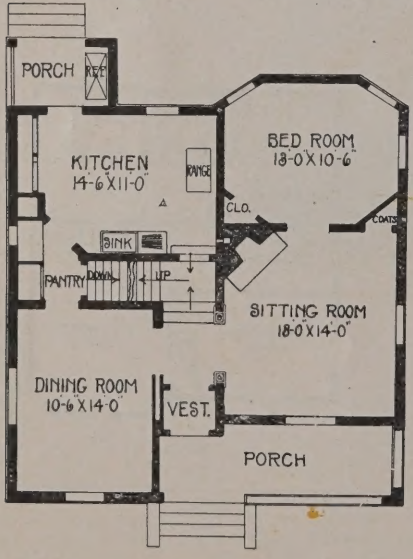
Here is a design that is very popular. Rooms large, well lighted and all connected with the reception hall. Front and rear stairs, beautiful open stairway in reception room. Four large chambers, unusually large closet space, bath room and closet for soiled linen opening out of same. Basement 7 ft,, first story 9 ft. second story 8 ft. 6 in., space in attic to finish two or three rooms if desired. Cost to build $3,600.

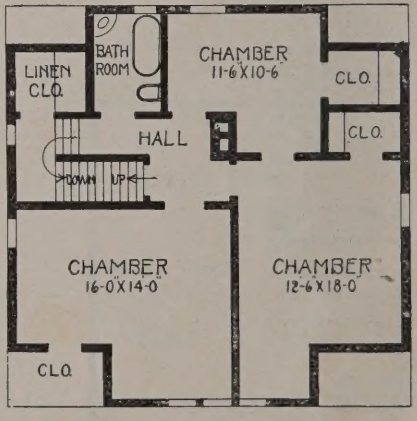


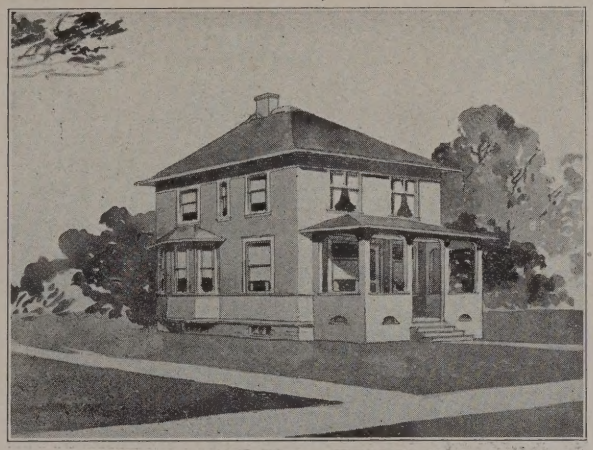


No. 406.

This beautiful cottage has been built over one hundred times for $1500 exclusive of heating and plumbing, this being the cost of building in Minneapolis and near vicinity. It is a little cottage home that is admired by everyone. There are four good sized rooms in first story and three chambers in second story with bath room and convenient closets. This house is adapted for a small family where servants are not employed. There is a bed room in rear of the sitting room which is entered through a cased opening. This room if not desired for a bed room could be used for a library or den. The chambers in the second story are all full height, the low sides being cut off with fine large closets. The entrance is in the center with a vestibule, central hall with stairs leading from same, opening through an arch way into sitting room on right hand side, and into dining room on left hand side. There is one main chimney with a fire place in the sitting room. The stair way is a combination, reached from front hall, also from kitchen. This house can be built in Minneapolis for about $1500. There is a full basement. The first story finished in Georgia pine stained, birch, floors throughout first story. Second story pine painted, also pine floors. I furnish complete plans and specifications for this cottage home for $10.



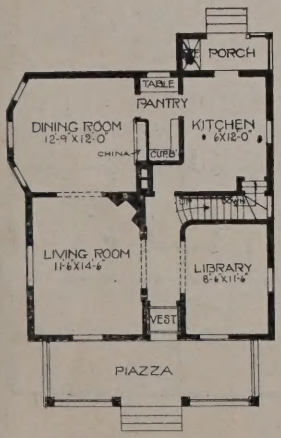


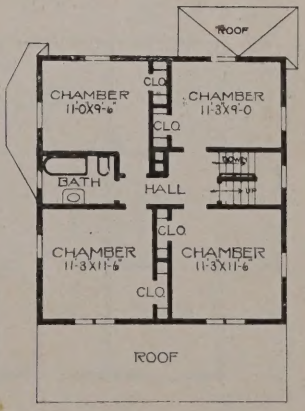


No. 359.

Built in Illinois.

Here is a square economical home to build, contains 8 nice rooms, excellent closet space, bath and pantry. This is a very good colonial design and well liked by everybody. First story 9 ft. second story 8 ft. The size is 26 ft. x 28 ft. Cost to build $1850.



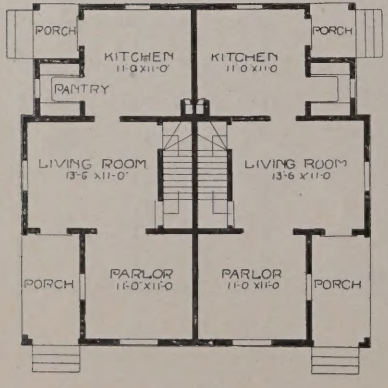


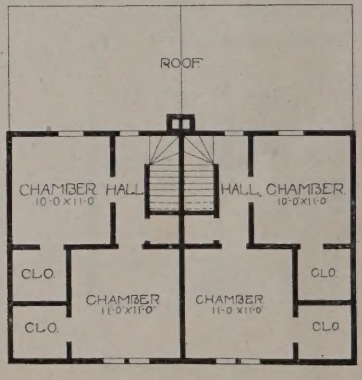
No. 370.

Built for Geo. W. Fisher, Redfield, S. D.

Here is a double house design. It is small, compact and every available inch of space is used. One large chimney is used for the two houses.

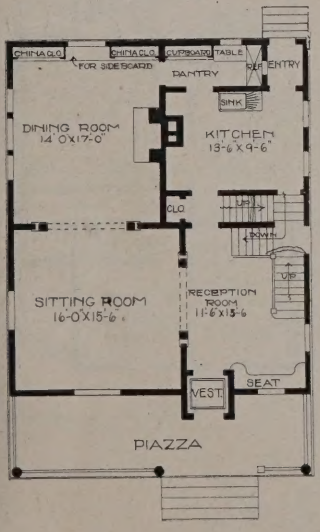
The houses together are about 32 ft. in width and 35 ft. deep, a small basement under each side. First story 9 ft., second 8 ft., 3 rooms in each house down stairs, 2 chambers in each house in second story. They can be built for $1000 apiece.

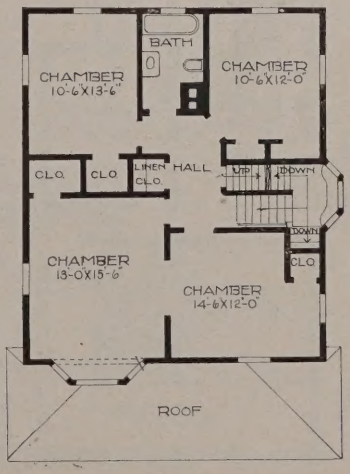


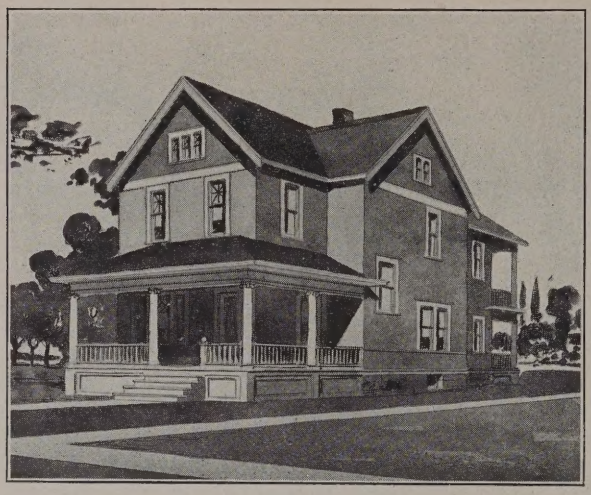


No. 362. Built in Minneapolis, for $3100

Here is a house plain and colonial style, substantial and well built, eight nice rooms. The arrangement is very convenient, combination stairways, large closets, bath room, linen closet, pantry, side board and china closets. Is an unusually good plan and well liked. First story 9 ft. second story 8 ft. 6 in. basement 7 ft. A good real estate investment. I furnish complete plans and specifications for this house for the sum of $25.



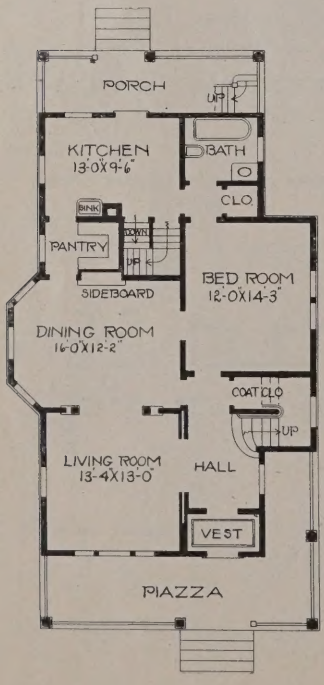


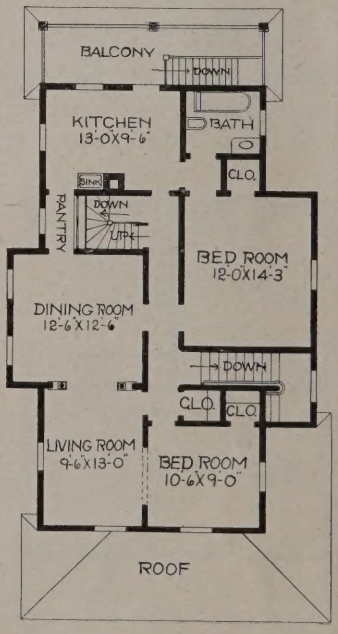


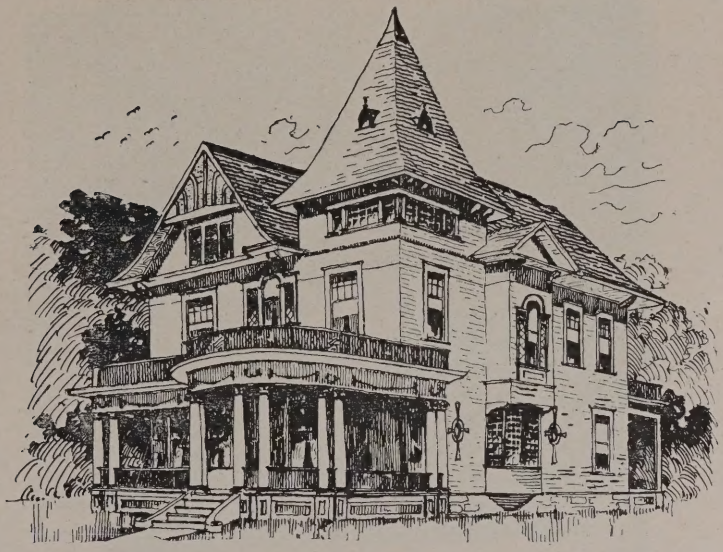
Built for D. Vadnais in Minneapolis, Minn. 1905.

No. 299.

Here is a double flat, one of the best investments that any man with small means, by this I mean a capital of at least $1,500 to $2,500, can build him a beautiful home making it into two flats. Living in one flat and renting the other. Flats of this size in the city of Minneapolis, in even a fair location will rent for at least $35 to $40 per month This in my estimation is one of the best investments that a man can possibly go into. These flats are both nicely arranged and are admired by every one. Cost $2900. I furnish complete plans and specification for the sum of $25.



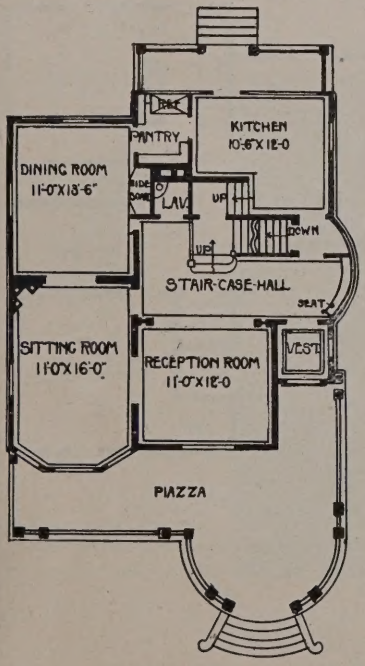


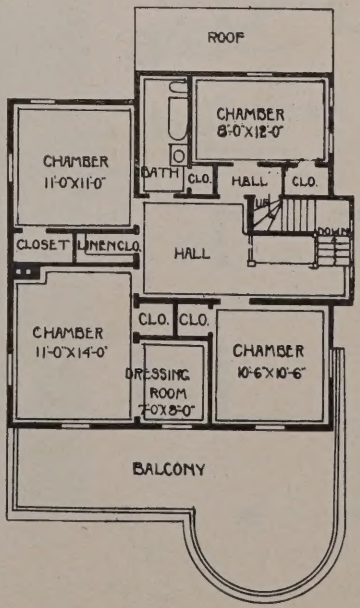


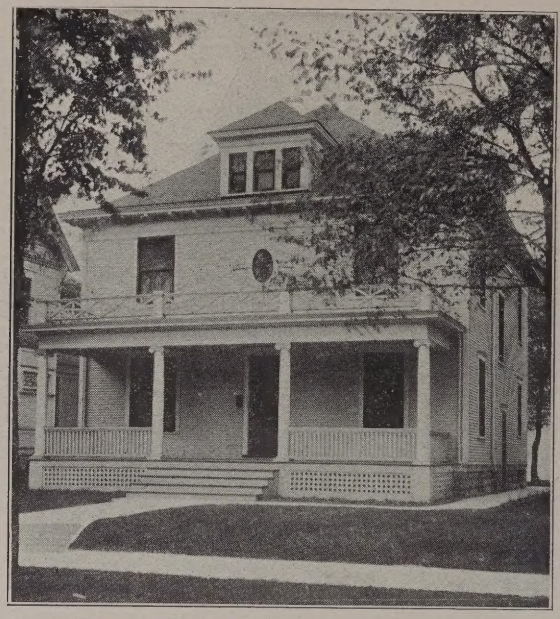
Built in Redfield, So. Dak. 1904

No. 363.

We here present a design for a nine-room house, rooms all of moderate size, house small and compact. General dimensions 29 ft. x 34 ft. Design of this house will look well in almost any location, but is particularly adapted to an elevated position. Seen from a distance, with its square cottage tower and high gable roof will have a very jaunty appearance. The general treatment of the detail, piazza, windows, etc., is in the Colonial style. The piazza is broad and liberal, with a circular projection for the entrance, handsome Ionic columns, decorated frieze and balustrade. The entrance vestibule is at the right-hand side, giving the two main rooms in connection in front. The central stair-case makes a pretty feature, seen from the rooms. The house is nicely provided with closets, lavatories, sideboard, pantries, etc. The reception room and stair-case hall are thrown together very openly with wide columned archway. Rooms on second floor are medium size, provided with large closets and well arranged. Third story has abundant space for amusement room, servants room etc. Three rooms in first floor finished in hardwood the rest soft wood. Estimated cost is $4,362.



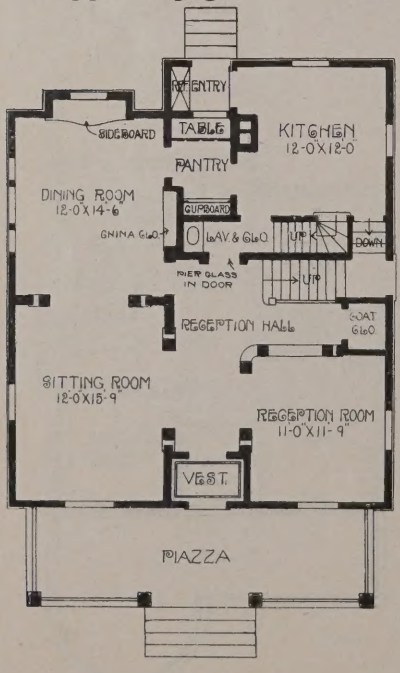


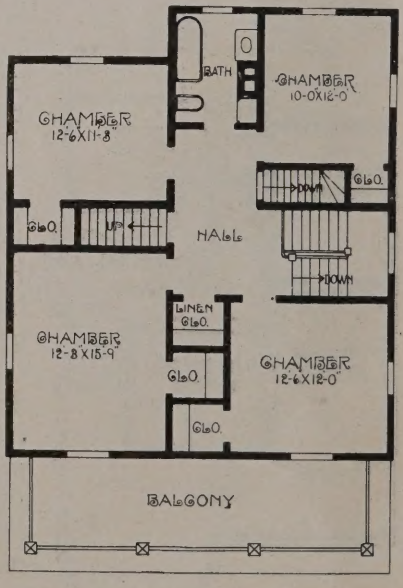


No. 357.

Built in Minneapolis for Frank H. Raidt, Contractor and Builder.

A beautiful colonial design. This is a house built on the square order, well adapted to any location, either corner or inside lot. The house is finished throughout, first story with white oak, second story in pine, painted. The two interiors shown on the opposite page are interiors taken from the sitting room, one looking into the dining room, the other looking through the reception hall back onto front stairs and into the reception room. This is one of my most successful plans, having been duplicated many times. Built and cost exclusive of heating and plumbing, $3000. Was built in 1904. I furnish complete plans and specifications for $25.

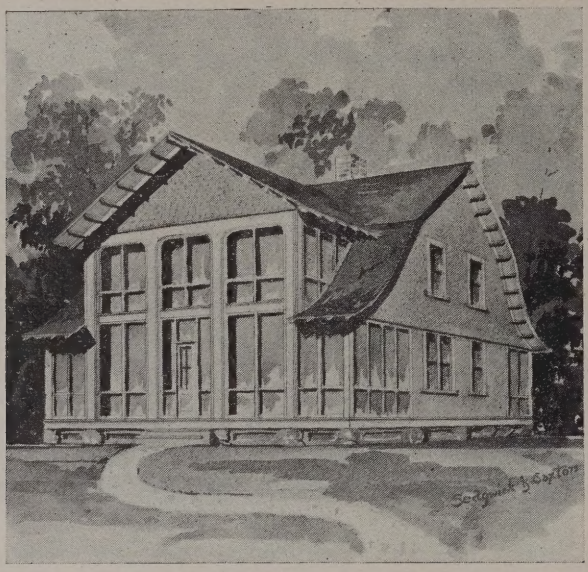




No. 357.

Here is a study of colonial interiors. In my judgment this is one of my best efforts of interiors, taken from a house that only cost $3,000. These are from one of the most modern low cost houses in the city of Minneapolis, which has a population of 250,000.

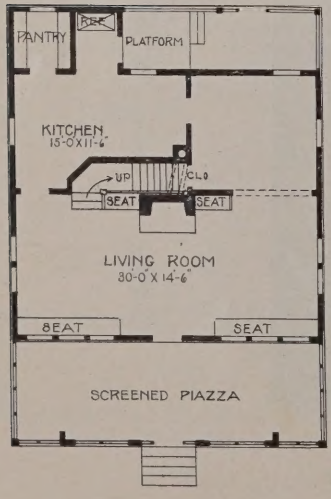
No. 357.

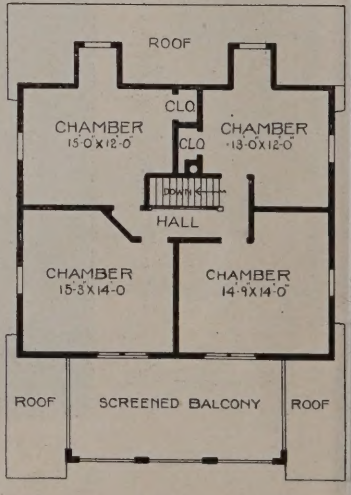


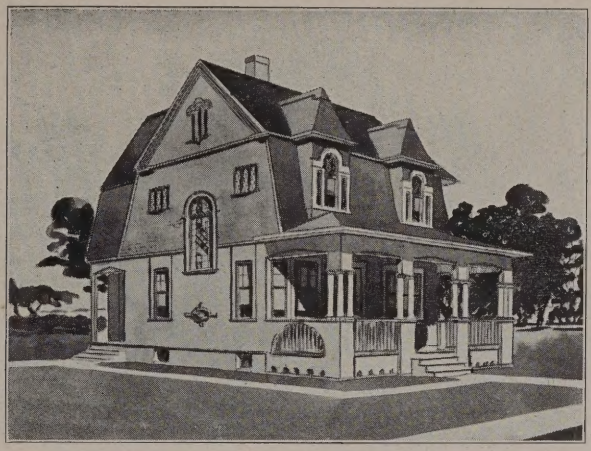
No. 305.

Lake Cottage, Built at Birch Bluffs, Lake Minnetonka, for Mr. Dunn, 1905.

Can be built without plastering for the sum of $1200. If plastered and finished in pine add $350. An unusual good design for a lake cottage. Largest possible amount of screened piazza space. I furnish complete plans and specifications for the sum of $10.



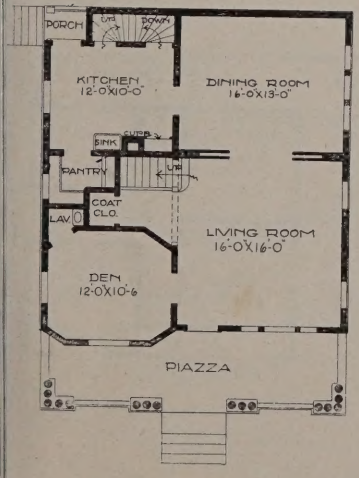


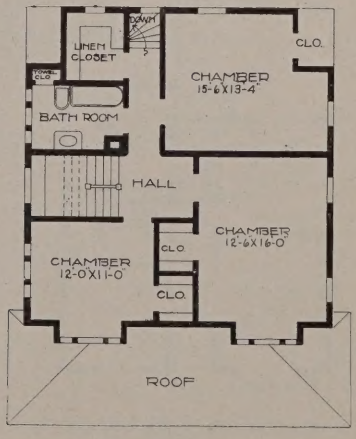


No. 323.

Built for Dr. Warner, Wimbledon, N. Dak.

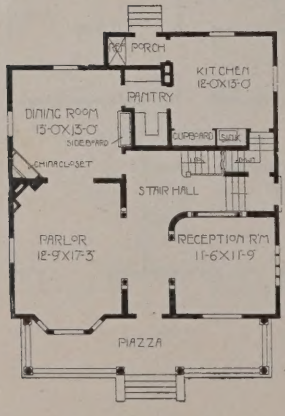
Here is a rather unique colonial design which has been built many times. In 1904 it was built for the Doctor. Four nice rooms below, front and rear stairs. Three large chambers up stairs. Ample closet space, large linen closet and bath room. Estimated to cost $2700 exclusive of heating and plumbing. I furnish complete plans and specifications for the sum of $25.

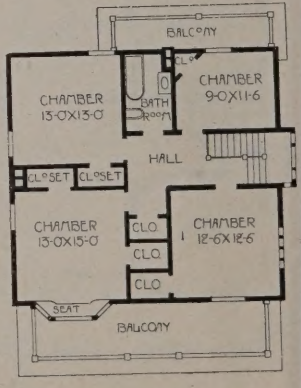


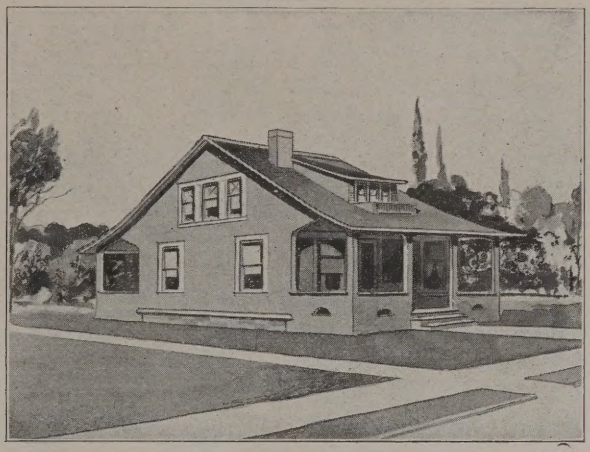


No. 330.

A pretty house in colonial style with plain, wide projecting cornices, low stories, built compactly, with broad, liberal piazza. Central entrance, rooms opening well together, convenient arrangement of stairs and side entrance. A modest home that can be built complete with nice hardwood finish in first story, staircase hall in white enamel, exclusive of heat and plumbing for $2500.





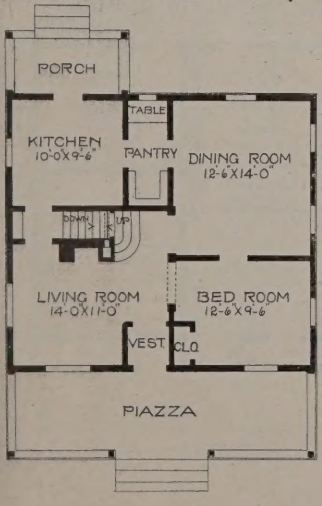


No. 238.

A cozy cottage just for two

Built at Excelsior, 1905, about one mile from the celebrated summer resort, Lake Minnetonka. Contains four unusually nice arranged rooms in the first story, open stairway, that is it has the appearance of an open stairway with a door on a line with the side of the chimney brest in the living room, which appeals to almost every man, woman or child. Suggest that it be built of cherry red Menomonie Hydraulic pressed brick to give the most pleasing effect.

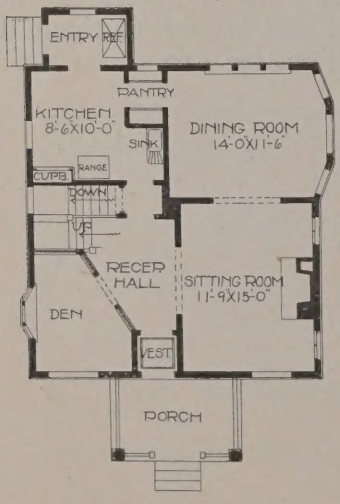
There can be three large chambers in the second story, besides bath room and closet space, if one desires. This house can be built exclusive of heating and plumbing for a sum of $1,000 by leaving the second story unfinished. Size 28 ft. wide x 25 ft. deep. First story 9 ft., second story 7 ft. 6 inches in the clear. Basement under the kitchen and pantry portion. I furnish complete plans and specifications for $10.



No. 234.

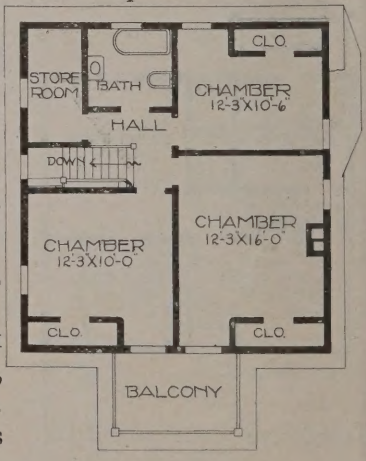
Built for Mr. Rasmussen, Minneapolis, Minn., 1904.

Here is one of the most complete and modern little cottages that I ever produced. This design has been with the exception of one or two, the most popular of my small designs. Here is a cottage that can be built for $1925, including hardwood floors, hardwood finish down stairs in the three principal rooms, also the reception hall and stair case, which is an open stair case. The balance of the house is finished in pine to paint. There are three beautiful chambers in the second story, besides a large bath room, and small room that can be used for a store room or sewing room.



Four nice rooms in first story, besides pantry and reception hall. The size of the house is 26 ft. x 28 ft. over all. Full basement, first story 9 ft., second 8 ft. 6 in.

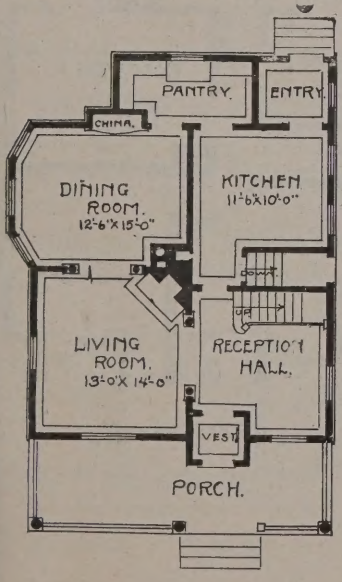
I furnish complete plans for this beautiful house for $15.

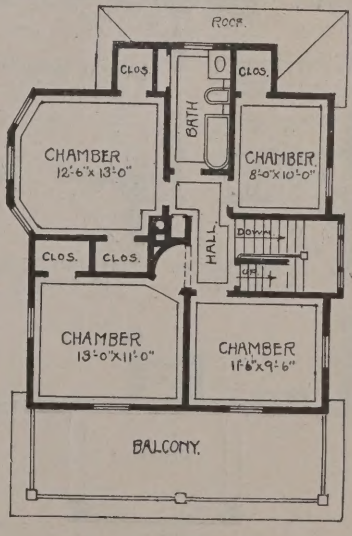


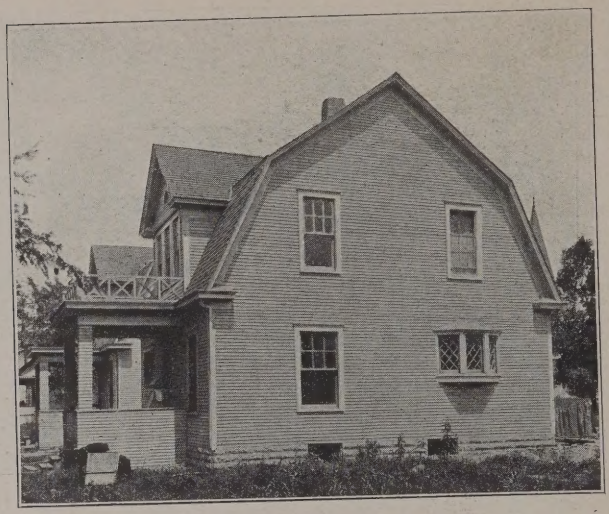
No. 326.

Built for Mr. Riniker, Morris, Minn., 1905.

A beautiful colonial house, one that is admired by everyone, cost to build $2900. 26 ft. x 34 ft. This is one of my best designs, has been duplicated in almost every State in the Union, and from favorable letters that I get, I myself firmly believe it to be one of my best designs, economical house to build, for the amount of space it gives for the money. Being nearly square we use every inch of space. Contains four nice rooms down stairs, besides pantry and entry. Space in entry for refrigerator room. Vestibule leading into reception hall. Four nice chambers and bath in second story, elegant closet space. This is one feature that appeals strong if not stronger than any other to the little house wife. Room in attic to finish two or three rooms if desired. I furnish complete plans and specifications for $25.





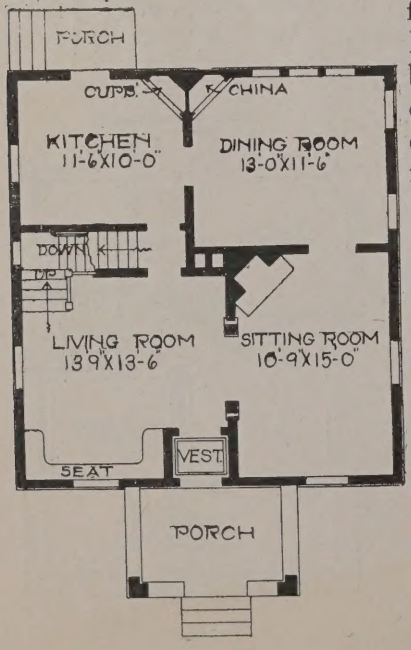


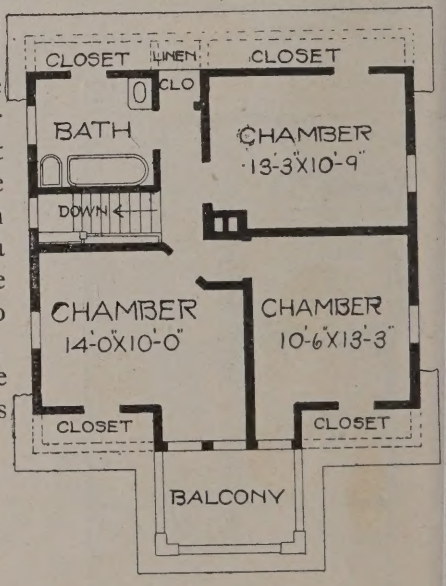
No. 240.

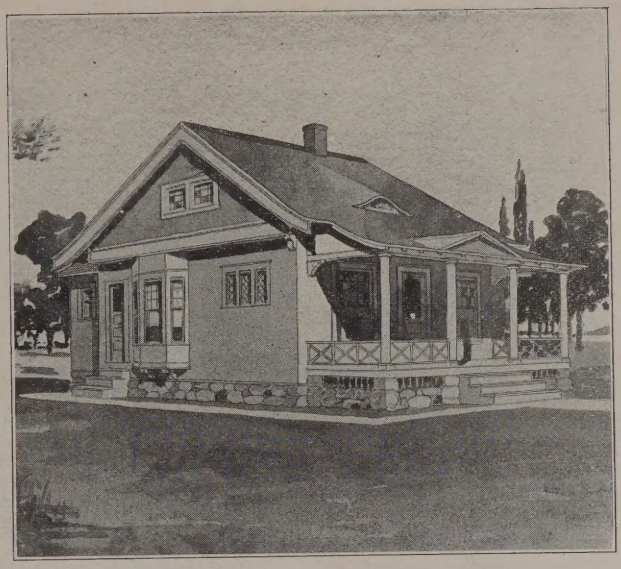
Built for Geo. W. Kellogg, Minneapolis, Minn., 1905.

Here is an ideal little cottage 25 ft. 6 in. wide by 25 ft. Contains seven liberal sized rooms, besides bath room, open stairway, corner fire place. The plans of this house were reversed after being made for the party for whom it was first built. First story is 9 ft. high, second story 8 ft. 6 in. The rooms are all full height, excellent closet space. This little plan has been duplicated more than twenty five times, and from the number of sales I am making with it, I believe it is going to be one of my most popular designs. Can be built for $1300 finishing the three front rooms in Washington fir, Georgia pine or birch. Balance of house to be pine to paint.

I furnish complete plans and specifications for $10.



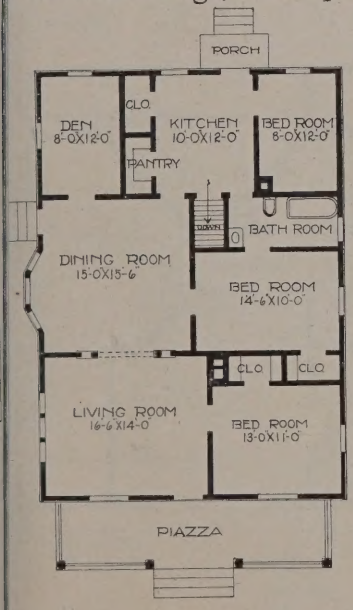


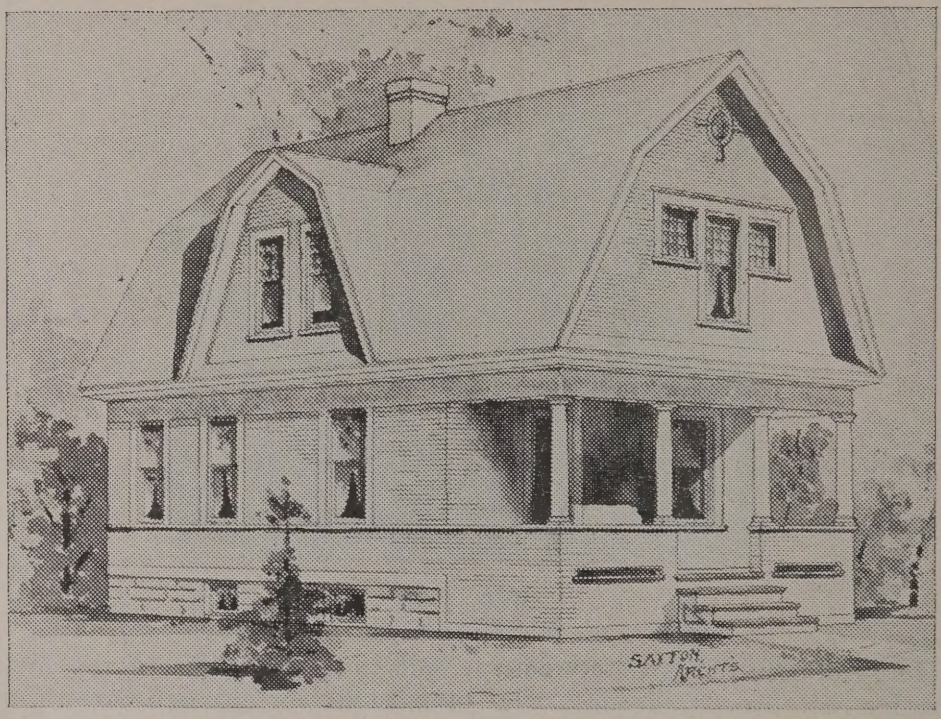


No. 242.

Built for Geo. W. Tanner, Culbertson, Montana 1905

Here is a beautiful one-story cottage built in the foot hills of the mountains of Montana, for Mr. Geo. W. Tanner, who used to be an old well known established grocery man in the city of Minneapolis. This is a one-story cottage. There could be a couple of rooms in the second story if desired. It gives seven nice rooms in the first story besides bath. It is a house adapted to almost any locality would make an elegant homelike cottage, and especially well suited in the country where there are high winds and danger of cyclones. There is a nice basement under the dining room, bed room and bath room which makes ample room for heating plant, also for vegetable and fruit cellar. You can build this beautiful cottage for the sum of $1650. That would finish the living room and dining room in hard-wood, the balance in pine to paint. I furnish complete plans and specifications for this house for $12.

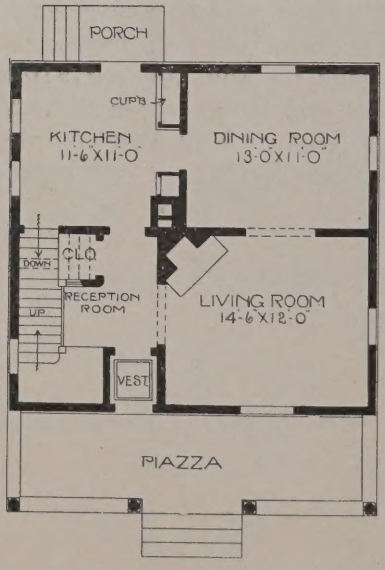


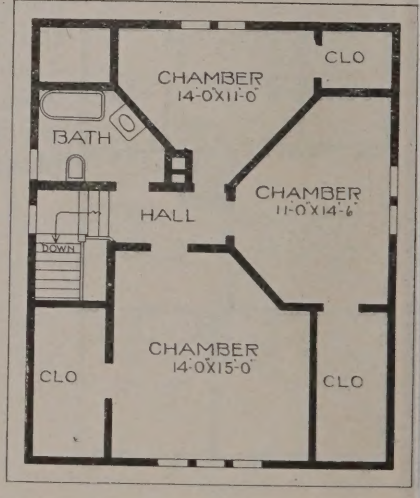


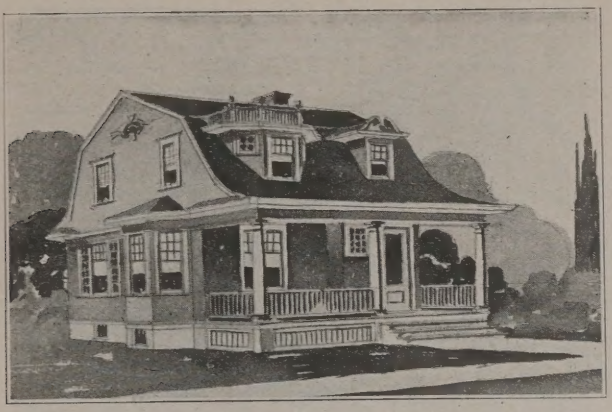
No. 244.

Built for Brown Bros., Merchant Tailors, Minneapolis, Minn.

One of the most modern low priced colonial house in the city of Minneapoli built on Brown Brothers new addition. Size of the house is 26 ft. x 25 ft. First stor 8 ft. 6 in., second Story 8ft. Rooms all full height in second story, low parts cut off by large closets. This little cottage I think will speak for it self. Cost to build $1475. I furnish complete plans and specifications for $10.



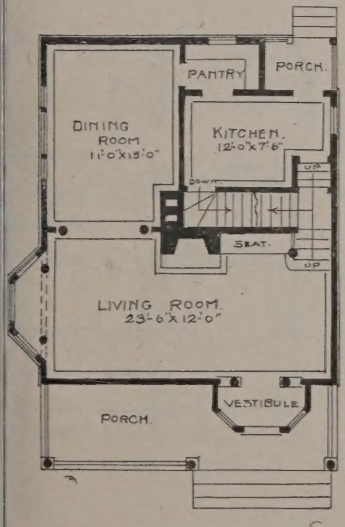


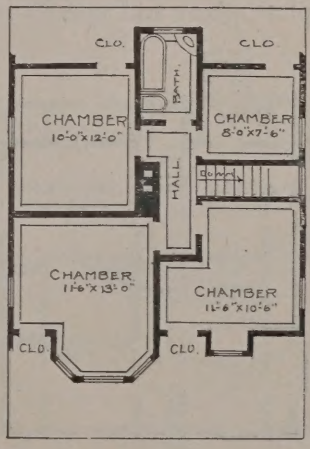


No. 254.

Built five times in the month of July, 1905.

Built as a lake cottage, also as a winter home. One elegant room across the entire front of house, dining room and kitchen connected by liberal sized pantry all these rooms in first story four nice chambers in second story besides bath and elegant closet space. First story 9 ft., second story 8 ft., basement under kitchen portion. Cost to build in 1905 $1575 exclusive of heating and plumbing, I furnish complete plans and specifications for $10.

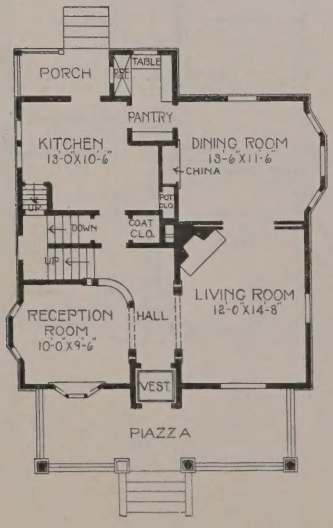


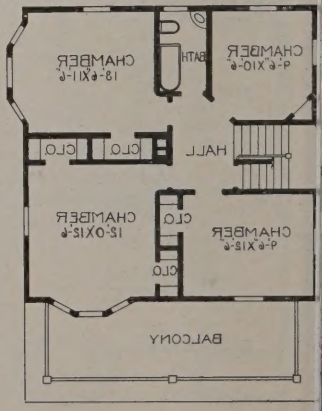


No. 302.

Built in Green Bay, Wis.

A beautiful 8 room colonial house duplicated many times, contains 8 liberal size rooms, four rooms besides pantry, vestibule, combination stairway and good sized ha in first story. Second story has four high airy good shaped chambers besides bath an good sized closet space. This house can be built complete for $2650, this is finishin the house in Washington fir, in the three principal rooms and hall in first story, balanc finished in pine to paint. First story 9 ft., second 8 ft., basement 7 ft. I furnish com plete plans and specifications for this popular house for $20.



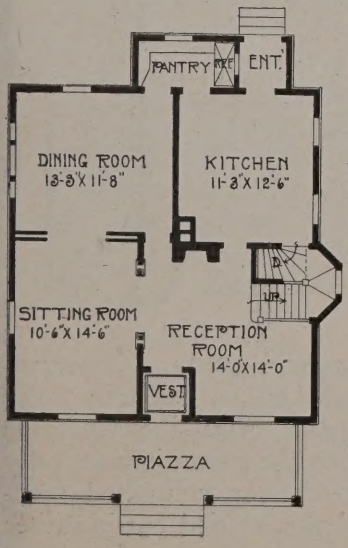


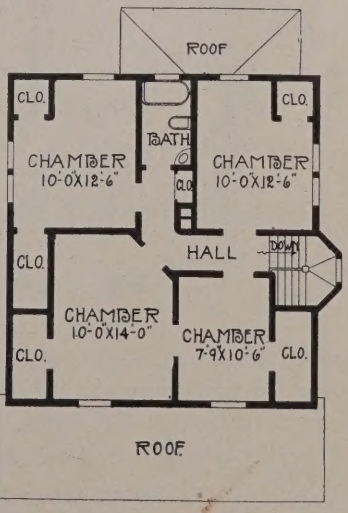
No. 400.

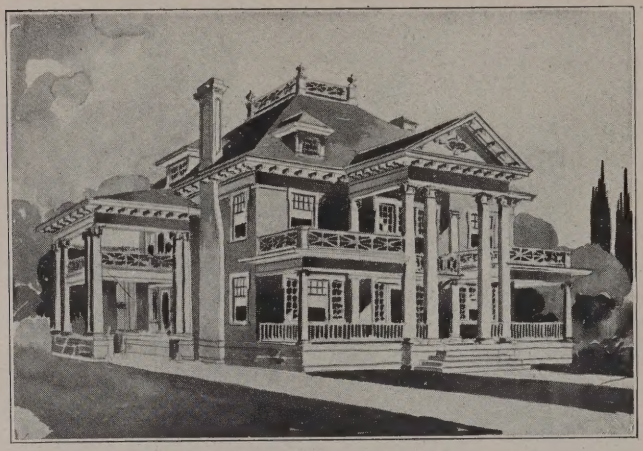
This beautiful design is 26 ft. wide by 28 ft. deep. The first story is 8 ft. 6 in. and the second story 8 ft. high. It is low and has a cottage appearance, with a gabled roof with wide spreading eaves, and has a little Swiss feeling.

There are eight nice rooms, there is a broad piazza in front with a central vestibule entrance, one principal staircase, and one chimney with fireplace in reception hall, an archway opening the two front rooms together. The dining room opening off from sitting room with sliding doors. A nice roomy kitchen and pantry, and a cellar under the kitchen. The four chambers above are provided with ample closets and a nice bath room. Cost to build $19.75.

I furnish complete working drawings and specifications for this house for $15.

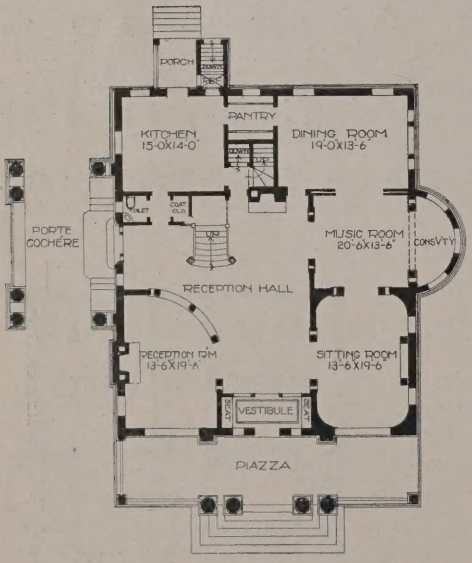


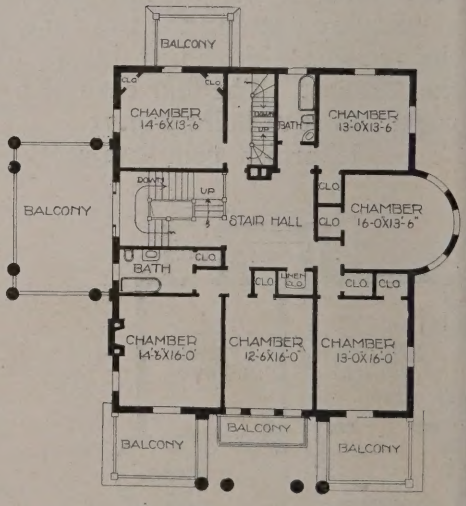




No. 280.

Here is a beautiful colonial design, executed in the Grecian Ionic order, and in my judgment is one of my most successful designs, it being perfectly symmetrical, the proportions of the same are perfect. A beautiful open hall with broad central staircase and a wide fire place, broad enough to take a three foot log, meet your eye the minute you pass from the beautiful piazza into the reception hall. The music room, sitting room





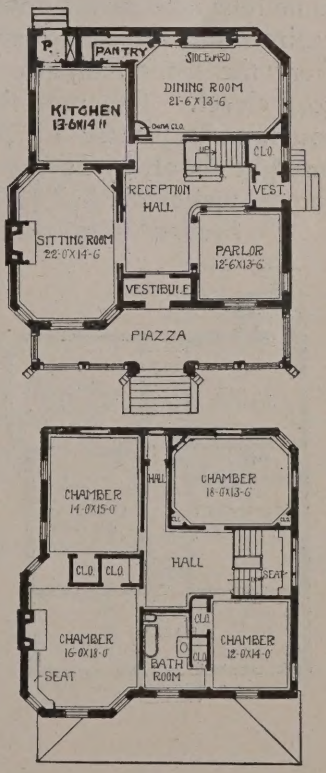
and reception room are three rooms worthy of a few minutes careful study. Conservatory off of the music room an ideal spot to hear the music, banked in between some beautiful palms and ferns. The reception hall is thrown together with the reception room by a columned entrance that reaches almost half way across the room, it practically throws these two rooms together. Sitting room is also connected by a columned archway. This is all executed in the pure Ionic order of Architecture, carried out in rather

a severe form. This is a house that you can hardly tell why, but I believe that it appeals to everyone, and the main reason being that the rooms are all thrown together, and you only see the beautiful columned archway, instead of the common sliding doors and swinging doors, which is generally in sight to meet your eye when you enter into a beautiful home.

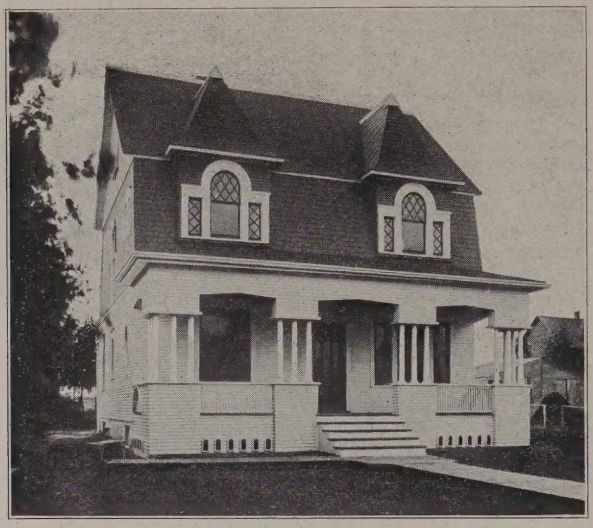
The second story contains the chambers, which are all in white enamel that is I mean to say, the doors are birch stained a mahogany finish, the casings and base are of white enamel. This gives an unusual opportunity for the same beautiful decoration which is soft, pleasing and restful to the eye. The closet space, sizes and proportions, also the light of the rooms, in my estimation would be hard to make more perfect.

This house could be built of frame for about $11000, could be made brick veneer for about $13500. I would suggest that it be laid up of the red pressed hydraulic brick of the normal size , using a white mortar for the joints, and laid in Flemish bond, to get a pure old colonial effect. This house built on this same order, except containing three more rooms on each floor and more piazza space, was built for Mr. E. H. Brewer, Cortland, N. Y., of which I was one of the associate Architects. His house being built of brick, and considerable larger, cost about $35000. In this home the rooms in the first story are finished in quarter sawed oak and mahogany. The reception hall was finished in white enamel, with mahogany beams across the ceiling. I would be pleased to answer any communication in regard to this house, and will furnish working plans for the house as illustrated for the sum of $100. The height of the stories, first story 11 ft. second story 9 ft. and basement 7 ft. and 6 inches.

No. 256.
Built.



This house contains 8 nice rooms, besides bath, reception hall, closet space, etc., and is nearly square. Height of the stories are, first story 9 ft. second story, 8 ft. 6 in. Can be built of frame for the sum of $4000, or can be built of brick veneer, using a nice red sand mould brick, laid up in flemish bond, for the sum of $5200. This is exclusive of heating and plumbing. I furnish complete plans and specifications for this house for $35.

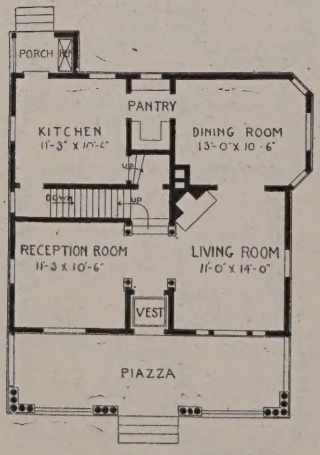


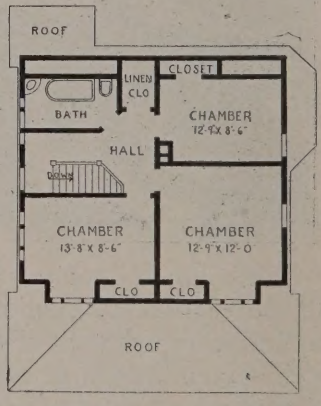
No. 230.

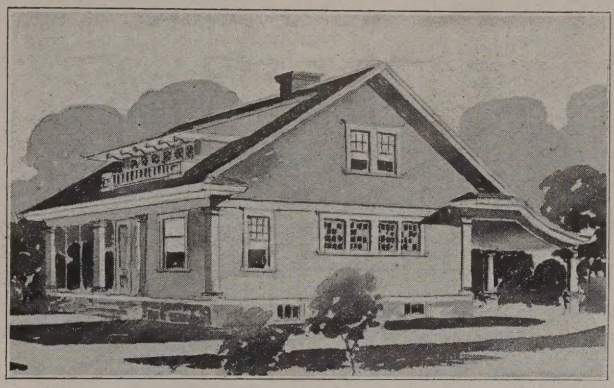
Built for Dr. Wanner, Wimbledon, N. D.

Here is a very successful colonial design. The physician for whom this house was built, on completion sent me three beautiful photographs of his new house, and told me how delighted he was with the entire arrangement, also the design. The house contains four nice rooms down stairs besides pantry and vestibule, wide piazza across the entire front, projecting bay at end of dining room. There is a combination stairway from the front hall, also up from the kitchen, this also makes an excellent space for a coat closet. The reception room or library which ever you please to call it, and living room, are separated by a hall, but in reality are all one large room, this feature being brought about, by having a columned arch way opening at the entrance of both of these rooms, makes the hall look wide and spacious, although in reality it is not very large.

Second story contains three splendid chambers, all good sized, and well lighted, besides large bath room, linen closet and unusually light and airy hall. This house can be built for $2450. The size is 28 ft. x 26 ft. First story 9 ft., second story 8 ft. I furnish complete plans and specifications for this house for the sum of $20.

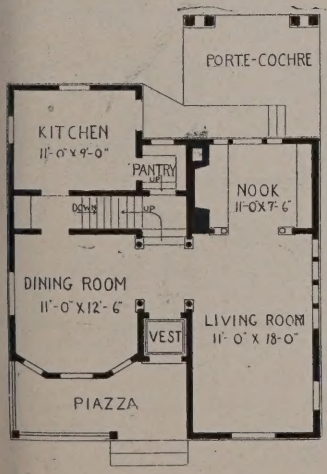


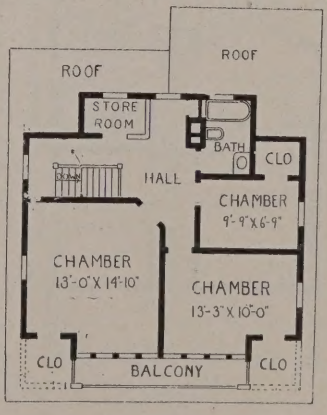




No. 224.

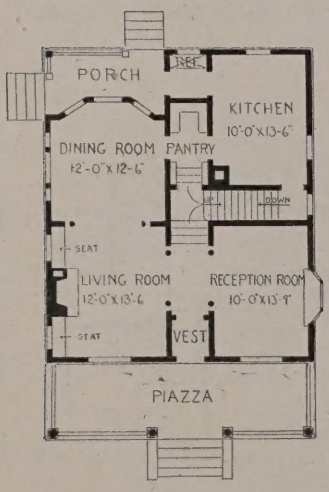
Built in Southern California the last time. Has been built as far South as Mexico, and as far North as Northern Minnesota. This would make a magnificient lake cottage. The special features being the living room and dining room, all thrown together with an open stairway, living room extending from front to rear, with porte-cochere beyond that. The rear end of living room is cut off by a columned arch way, with an immense open fire place, built of red hydraulic pressed brick, roman size, with seat across the opposite side with lid to raise up for hiding space, or anything you wish to conceive. Large piazza that can be screened in, pantry space between kitchen and dining room, also stairway to basement, besides pantry at side of kitchen, with a combination stairway coming up over pantry, and also from front hall. Three large chambers in the second story, besides store room, bath room and excellent closet space, also a cosy balcony across the front. This house can be built as a bungalow for $1100 or can be finished as a winter home for the sum of $1665. Size 28 ft. x 27 ft. I furnish complete plans and specifications for the sum of $15. This has been one of my most popular homes for the past two months, and you will not make a mistake to build from this plan.

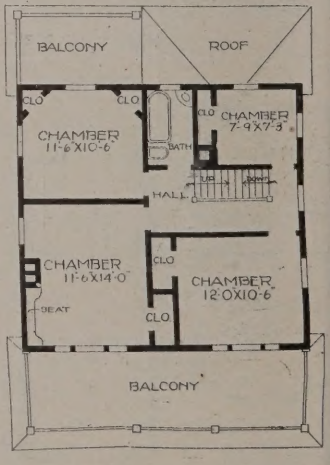




No. 226.

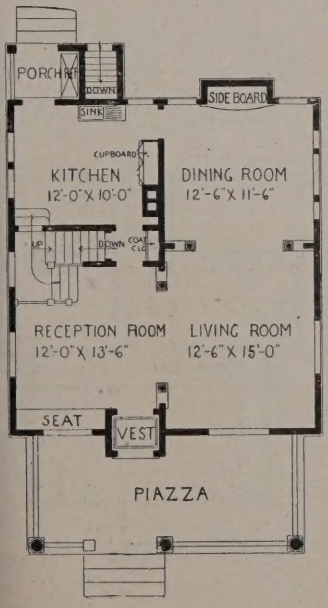
Built for a doctor in Minnesota. A beautiful colonial design. Pure and simple in detail, four unusual nice rooms on the first floor, also four excellent chambers in the second story, besides balcony at front and rear. Large closet space, liberal sized bath room. One of the features of the first-story is the throwing together of all of the principal rooms, also combination stairway. By sitting in the reception room, you can look across into the living room and see a beautiful open fire place, with seat on either side. Dining room back of living room, connected with the kitchen by pantry. Refrigerator in the entry of the rear porch, so it is not necessary for the delivery of the ice to be brought into the house. Wide piazza across entire front of house. Size 28 ft. x 32 ft. Cost to build $2775. First story 9 ft. second story 8 ft. in. I furnish complete plans and specifications for the sum of $25.

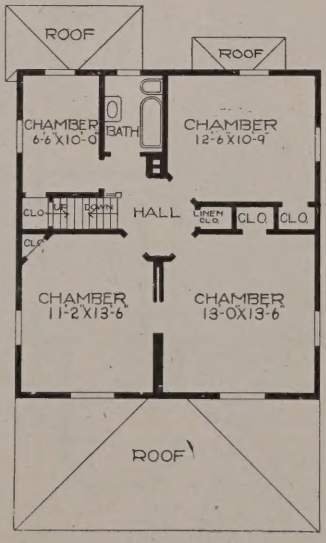


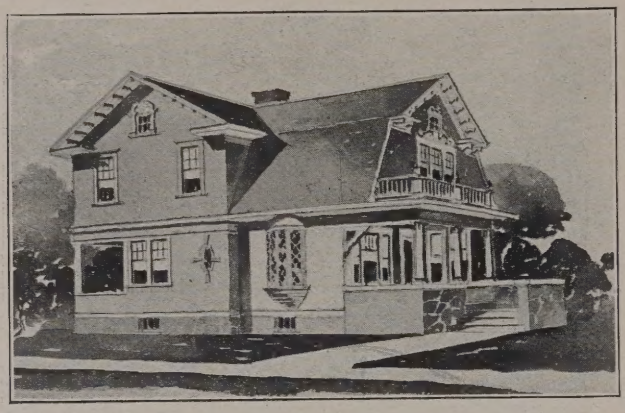


No. 232.

Built in Minneapolis for B. S. Potter, 1905. Here is an economical square colonial house, where every inch of space is utilized. The size of the house is 26 ft. x 28 ft. First story 9 ft., second story 8 ft. 6 in. There are four nice rooms and pantry down stairs, four good sized chambers in the second story besides linen closet bath, etc., also closet for each room. This house can be built in Minneapolis for $2350, exclusive of heating and plumbing. I wish to call your attention to the beautiful stairway, also the combination of the stairs coming up from the kitchen, and the way in which the house is all thrown together by columned arch ways and jamb casing, making a beautiful place to set a fern or vases. Sideboard built in at the end of dining room. The interior of this house, as the ladies express it is very charming. I furnish complete plans and specifications for this house for the sum of $20.00.

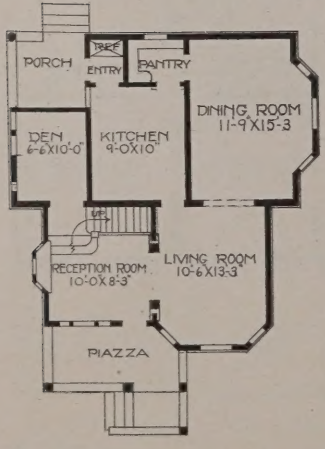


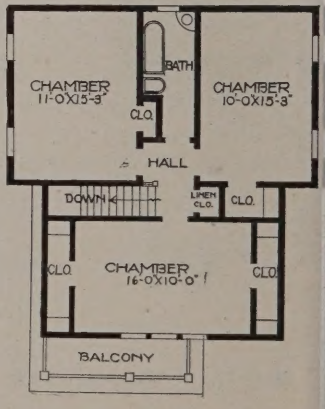




No. 228.

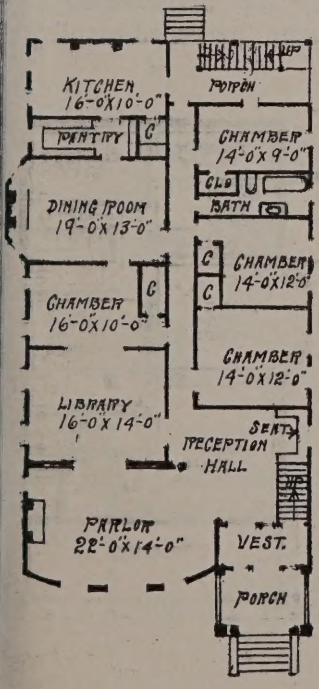
Here is a unique design, built in one of the western states. The floor plan is entirely different from any of my other designs. There is a reception room and living room thrown together in front of the house, back of these is dining room, pantry kitchen, entry and aden that is three steps above the level of the reception room on a level with the landing of the stairs. Basement stairs underneath the stairs to second story. Piazza part way across the front. There are three fine large chambers in the second story, besides bath, linen closet and unusual large closet space, with balcony over front porch. Size of the house over all is 28 ft. x 30 ft. over the extreme part. This design would be well adapted for a high knoll or a lot that lies high. Would make a beautiful summer home at the lake or suburban home in the city. Cost to build $2650. I furnish complete plans and specifications for the sum of $20.



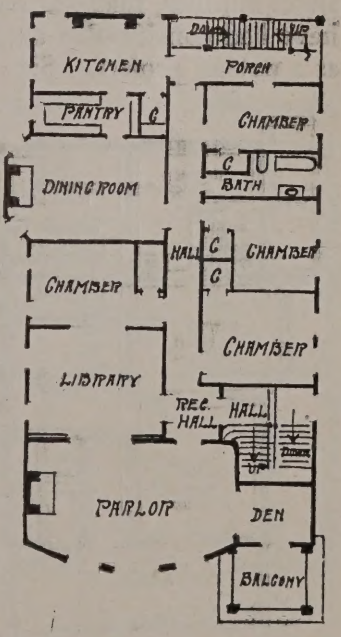


No. 339.

Built in Detroit, Mich.



This design is for a modern three-flat building arranged for a a city lot. They are eight rooms in each flat, with nice bath rooms, closets, etc. Rear porch, with outside stairs reaching from basement to third story. Hardwood floors, hardwood finish, etc., complete. The front is designed in the Renaissance, to be laid in pressed brick with small amount of terra-cotta. The treatment is simple, but refined. Size 35 x 66 feet. The cost of construction, exclusive of heating and plumbing, is estimated at $10,000,



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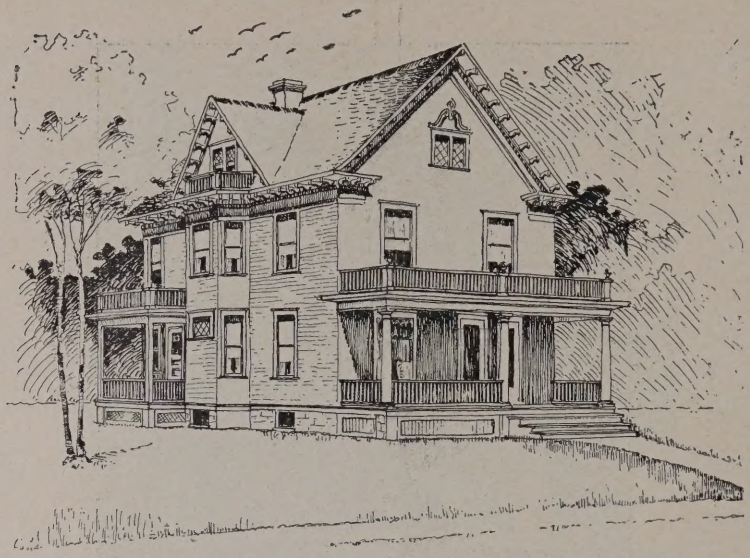
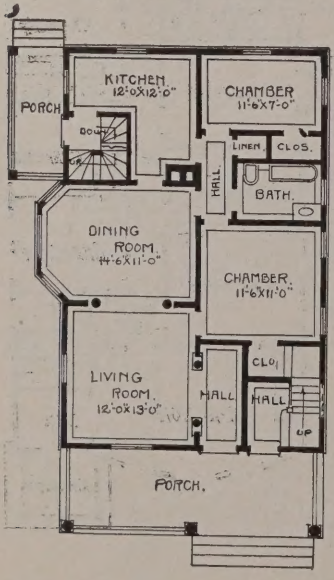
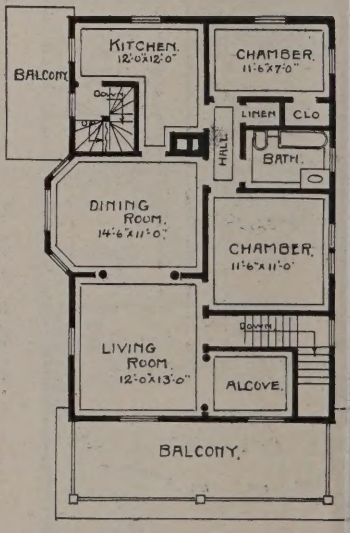
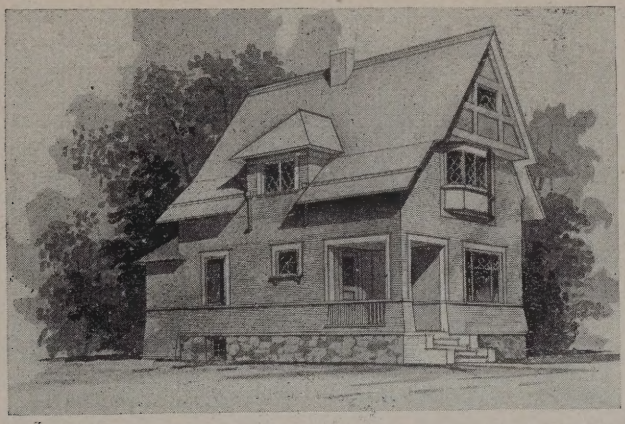


No. 384. Built in Michigan.
DOUBLE FLAT.

Here is a good investment. Two separated entrances, and two nice flats of fiv rooms each, provided with modern conveniences, finished throughout in Norway pin and two coats of spar varnish, with birch floors stained red. Entrance doors of birc stained red, with lights of crystaline glass. You have two pretty homes in one, for tw small families, that will rent readily at a high rate of interest on the investment. W have had considerable experience in this line and we do not hesitate to recommend th as a paying project. Size 25 ft. x 38 ft. Cost $3000.



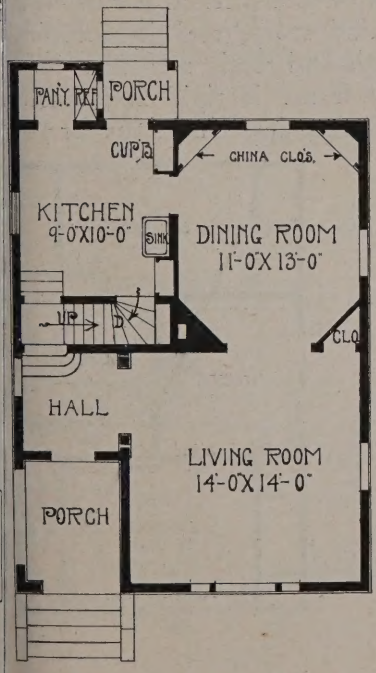




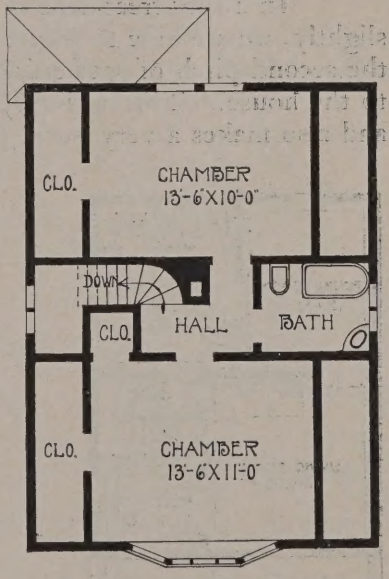
No. 392. Built in every State in the Union

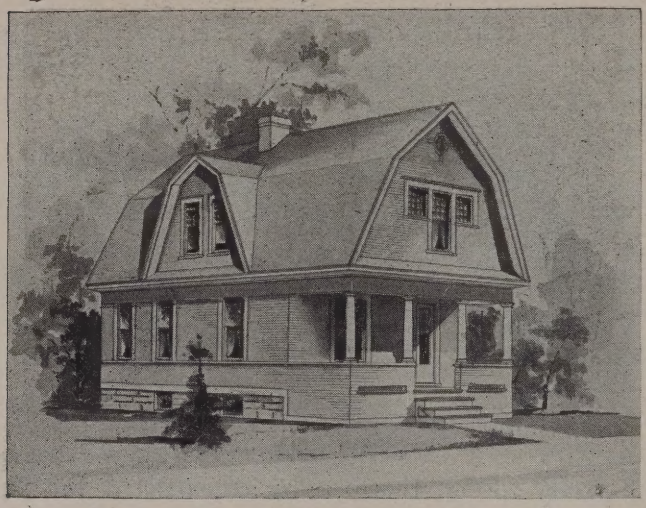
Do you want a pretty cottage that can be constructed for $1,000. If so, here t is. Five nice rooms, built in a neat Swiss style. Size 21 ft. 6 inches wide and 26 feet 5 inches deep. Both stories 8 feet high. The outside posts are 12 feet high; the roof teep, double pitched. The closets in second story cut off the low sides, making the chambers full height.

There is a nice entrance porch under the main roof, adding to the beauty, and arge enough for size of house. The entrance hall opens into the living room through columned archway, and back of living room is a pretty octagonal dining room with wo china closets across the angles of room. At rear of kitchen is a convenient pantry nd refrigerator room.



In second story are two nice chambers with bathroom. This house can be built in almost any location for $1000 exclusive of heating and plumb ing. Plans and specifications complete, $10.



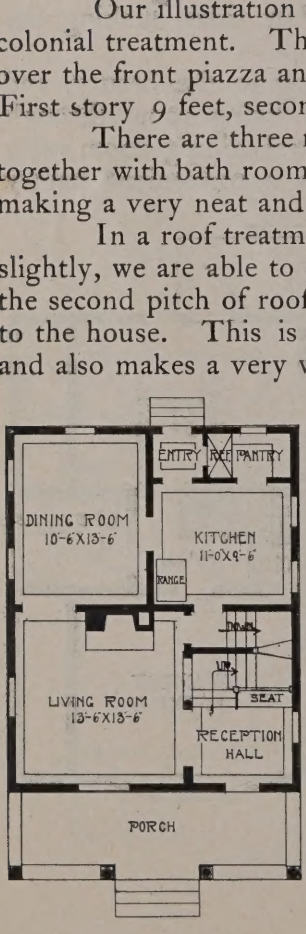


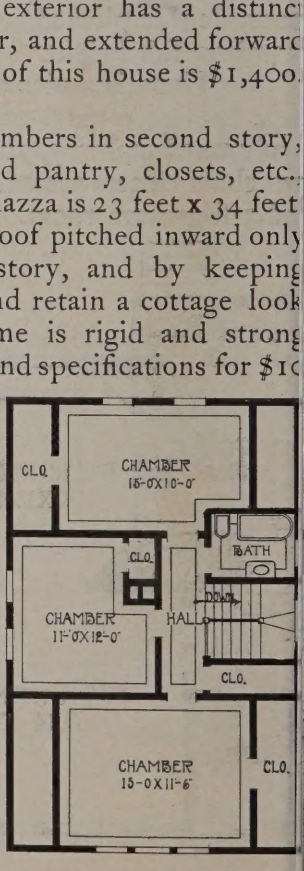
No. 390. Built for Brown Bros., Merchant Tailors, Minneapolis, Minn 1905

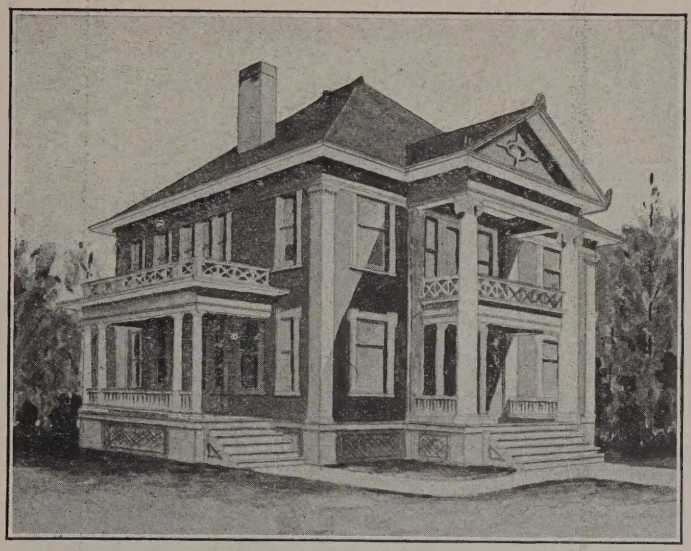
Our illustration is quite different from the others. The exterior has a distinc colonial treatment. The roof is double pitched from front to rear, and extended forwarc over the front piazza and supported on four columns. The cost of this house is $1,400. First story 9 feet, second story 8 feet.

There are three nice rooms on the first floor and three chambers in second story, together with bath room, closets and entrance vestibule, with good pantry, closets, etc., making a very neat and commodious six room house. Size over piazza is 23 feet x 34 feet

In a roof treatment of this kind, with the first section of roof pitched inward only slightly, we are able to secure good full height rooms in second story, and by keeping the second pitch of roof quite low, we economize on materials and retain a cottage look to the house. This is a very compact way to build and the frame is rigid and strong and also makes a very warm house. We furnish complete plans and specifications for $1(



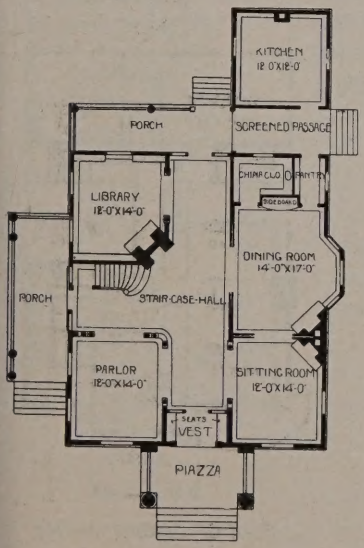


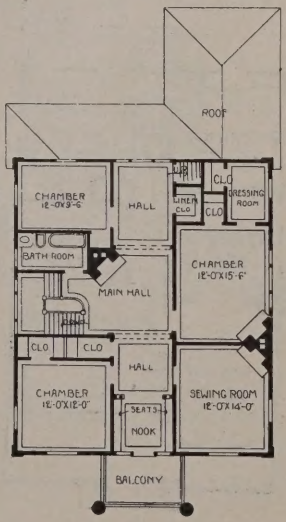


No. 360.

Built in Tennessee 1903

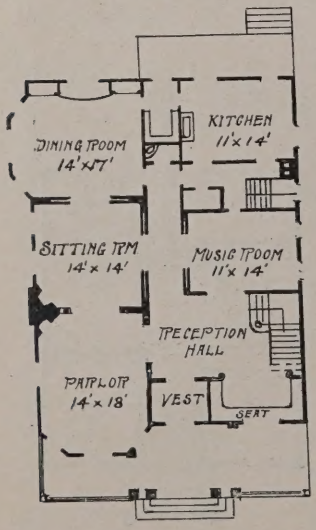
Here is an attractive Colonial house, built quite plain, being nearly square in shape with longitudinal hall from front to rear and a side stair-case hall, four nice fire-places, four handsome rooms on the first floor finished in hardwood. Built especially for warm climates, the kitchen being separated from the house or semi-detached with screen passageway. Broad porches and rear porch extended across the full width of the house. Front porch is constructed with two Ionic columns and a balcony in the second story, main roof carried out over the same. Second story finished in hard pine, natural finish. Total cost is estimated at $3,375. The size of the main part is 34 ft. x 40 ft.



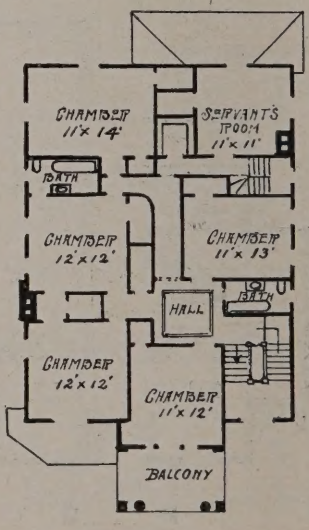


No. 340. Built in Georgia.

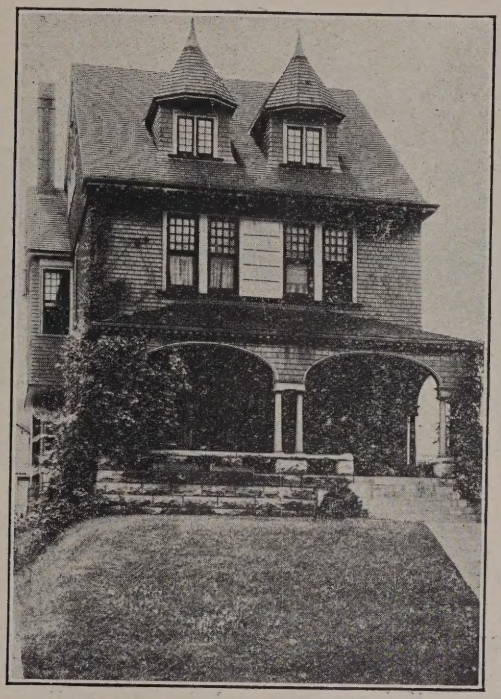
This is a colonial design for an eleven-room house, size 35x47 ft. and cost to build, exclusive of heating and plumbing, $5,585. Plan is well arranged and commodious, opening up nicely together, with a handsome reception hall with alcove and seat; very convenient rear arrangements and fine suite of three family rooms in second floor, with private bath room for same. Four principal rooms finished in hard woods, the reception hall and chambers in white enamel or tints. The main front entrance is through a beautiful two-story colonial porch, with Ionic columns, and balcony and broad terrace on each side. This is a good plan and worthy of careful study.



PLAN OF FIRST STORY

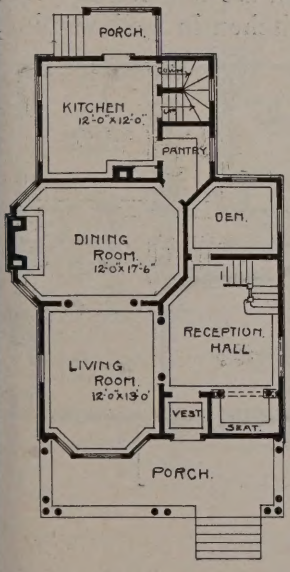


PLAN OF SECOND STORY

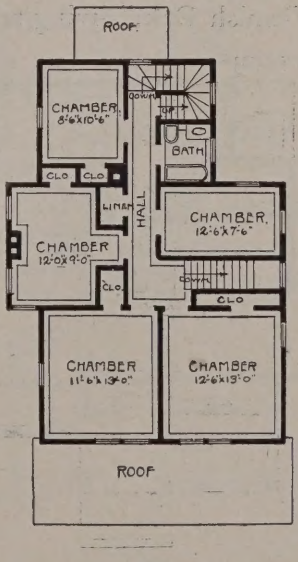


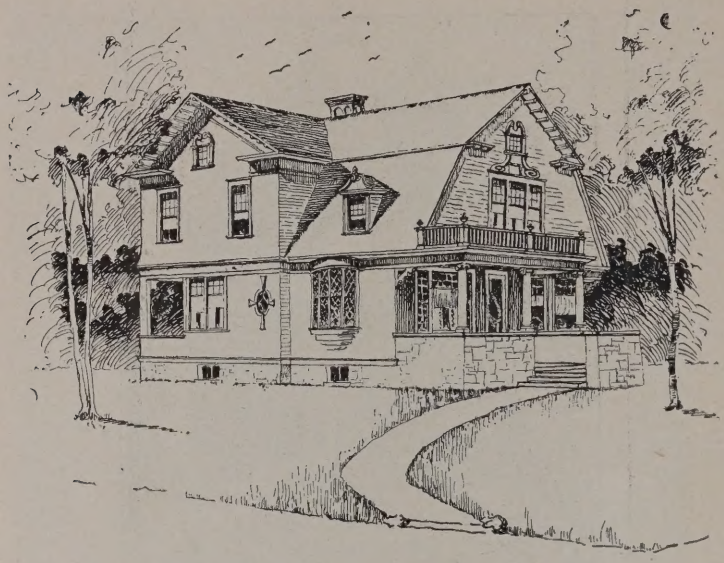
No. 373. Built in Minneapolis, 1901.

Shown in "Ladies' Home Journal" edition, month of September. Here we have a handsome city house specially designed and adapted to narrow city lots. Size is 24 ft. 6 in. x 27 ft. The upper portion of the house is shingled and the lower portion sided.



This house has a fine high stone foundation with stone steps, a good cellar under the whole house. The first story is finished in Norway pine with birch floor and the second story in pine and painted. The cost of construction, at advanced prices, is estimated at $3875. The expense of this house could be reduced somewhat by leaving off the stone foundation to piazza, and finishing below the floor with wood panels.

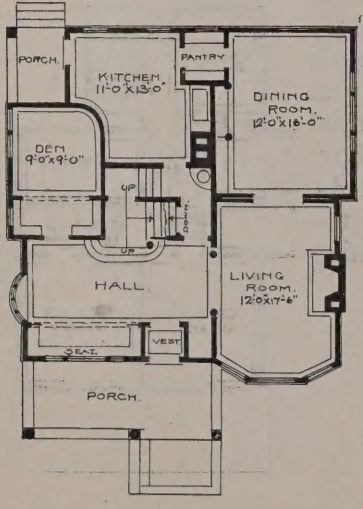


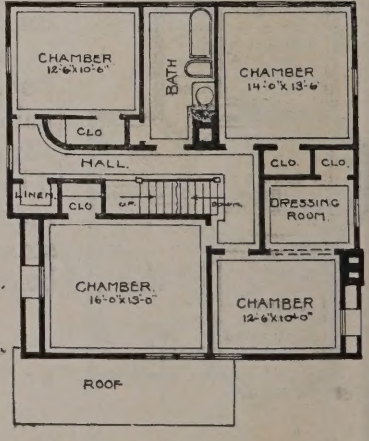


No. 381.

Just a Design.

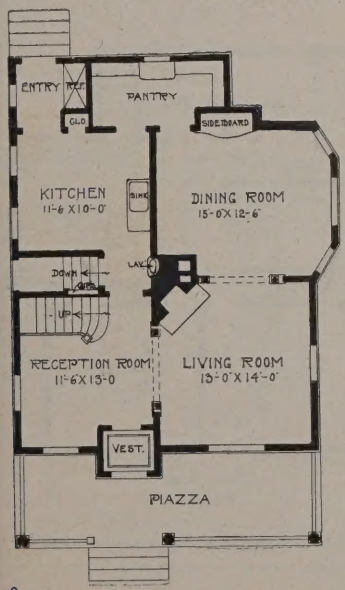
A beautiful "Colonial" house. This design was originally prepared for a gentleman of artistic taste and all minute details were planned for a model home. The reception hall and staircase, living room and den are well arranged giving pretty vistas in every direction. This plan is worthy of special consideration, and more than a passing glance. There are five nice rooms on the first floor and four chambers in the second, abundant roomy closets, dressing room, bath room, linen closet, etc., etc. The treatment of the exterior is a pure adaptation of the "Colonial" with classic detail throughout. The size is about 33 ft. x 35 ft. The hall and den are finished in "Old Flemish Oak," living room and dining room in "Golden Oak," kitchen in yellow pine, and second story in white enamel. The cost of this home, built as described, exclusive of heating and plumbing, is $4150. This house can be simplified and finished in pine and painted for $3750.

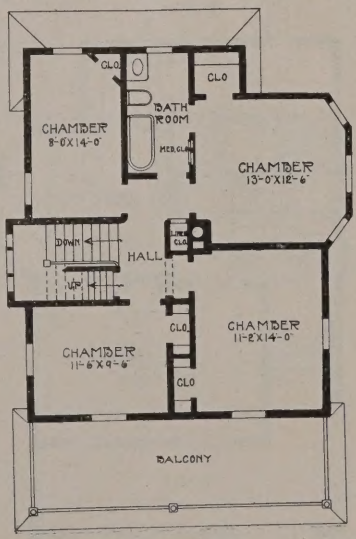


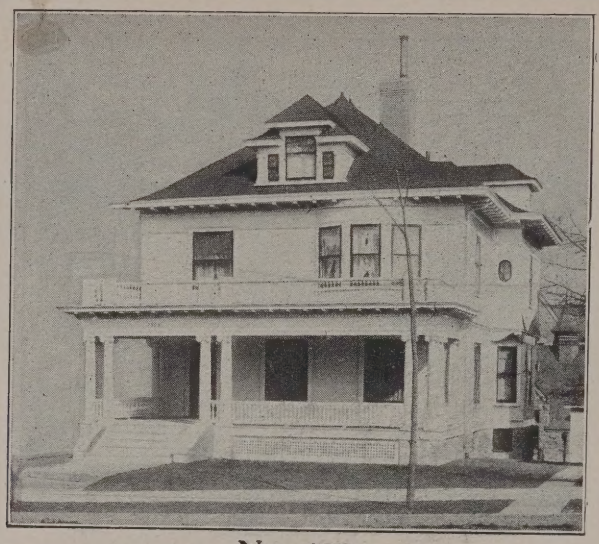


No. 407. Built 25 times, 4 times in Minneapolis, 1904-1905.

This design is one that is in common use at the present time and is quite popular where a good commodious house is required without any attempt at expensive detail or elaborate finish. It is simple and plain in its outline, full two stories in height, with a low pitched hip roof, with one central dormer in front. The size of the house is 28 ft. wide by 34 ft. in depth. First story 9 ft. 6 inches, second story 8 ft. 6 inches, basement 7 ft. 6 inches. There is a vestibule opening into the reception room, with the living room on the right, and the dining room back of same, and kitchen back of reception room, with commodious pantry, and rear entry way with space for refrigerator. One large central chimney with fireplace in the living room. There is a side entrance under the main stairs from which you can reach the kitchen and also the basement. This house has been built a number of times. The cost of the same being about $2500 exclusive of heating and plumbing. The first story is finished in oak with hardwood floors, second story finished in pine and painted. Complete plans and specifications $25.

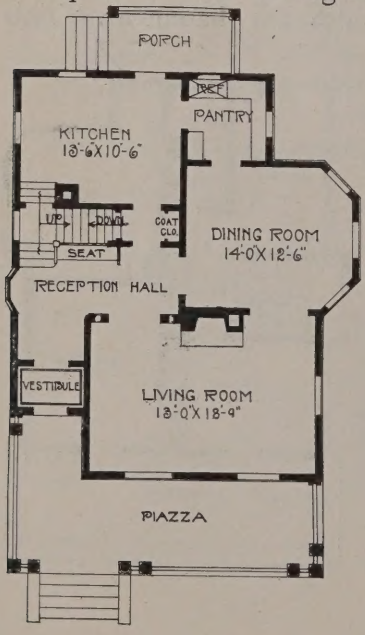




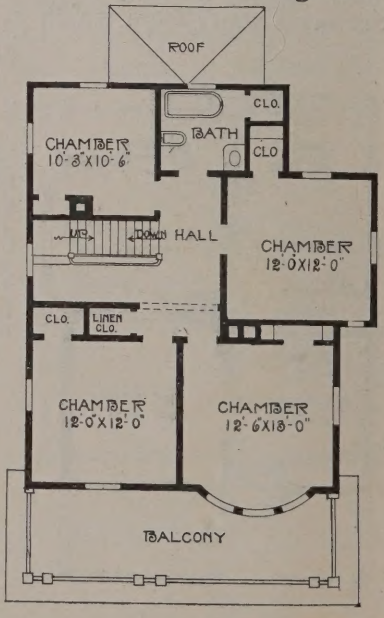


No. 398.

This beautiful Colonial residence is 29 ft. x 24 ft. Has a broad piazza across front, with vestibule on left hand side, opening into reception hall, and living room across front 13 x 18 ft. 9 inches. It is a colonial design, with Ionic columns to front piazza, and treatment of exterior in keeping with style of house. The height of stories are 9 ft. and 8 ft. 16 inches. The floors are red oak in first story, and yellow pine in second. Hall and living room are finished in red oak, dining room enameled, kitchen, pantry, and second story painted. This house can be built for $2500. The leading feature in this house, and one that pleases everyone, is spacious living room with its central fire place. You pass from the dining room through a pantry to the kitchen. Space for refrigerator is arranged so that the ice can be put in from outside.



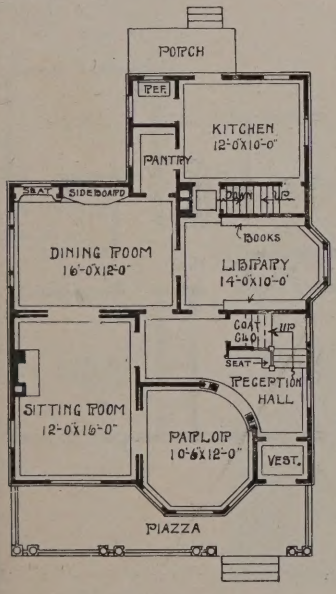
There are four chambers in second story, with well lighted central hall, ample closets, and large bath room, with stairs leading to attic story. Third story is left in one large room, or can be finished off into two servants rooms and a play room, making desirable space at small cost. I would be very much pleased to give information to parties desiring to build, regarding this house, or any other plans. I furnish complete working drawings and specifications for this house for $25.

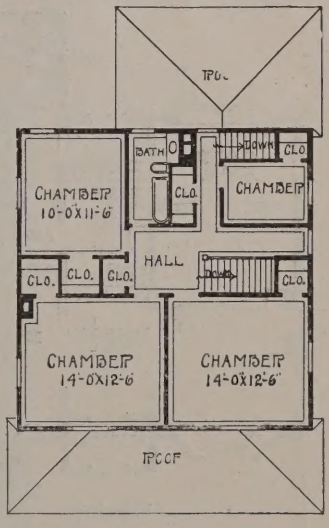


No. 356.

Built in Minneapolis, 1904.

If you wish the greatest amount of room in your house with the smallest outlay of money, built in square or nearly so. In this plan you have a square house, with two bay projections in the first story. There are nine rooms, and well arranged. The kitchen portion one story high. Four main rooms and reception hall finished in hardwood, all other portions in pine and painted. Estimated cost $3650, exclusive of heating and plumbing. The library can be used for sleeping room if one is desired in first story. The rooms open together nicely and are well adapted for receptions. Size of main part 30 feet x 30 feet Kitchen portion, 12 feet 6 inches x 18 feet 6 inches.

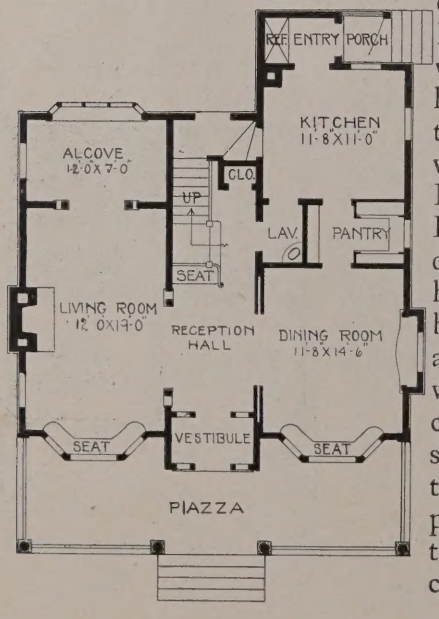


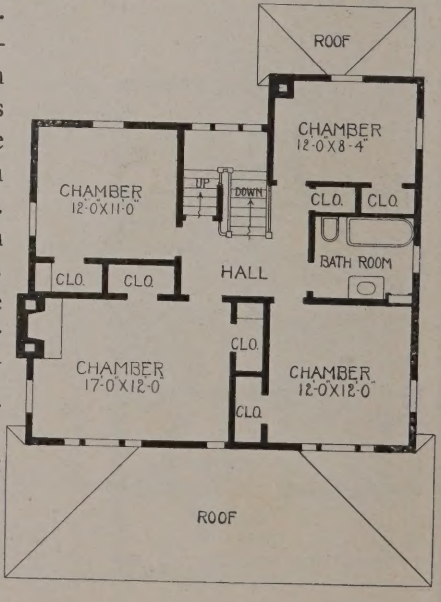


No, 383.

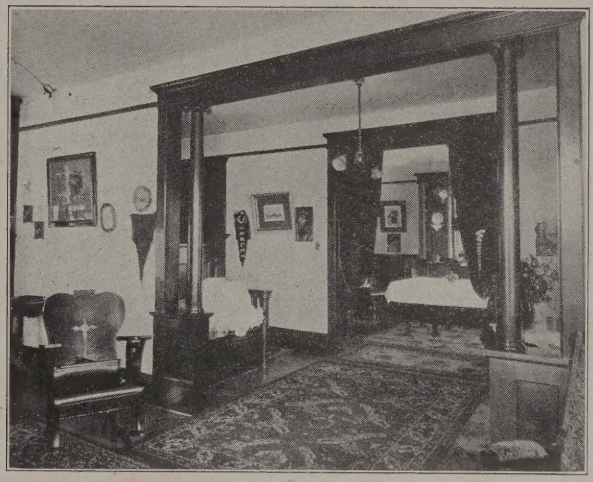
Built for Mr. Holcomb, Minneapolis, Minn. 1904.

Here is an ideal design for a colonial house, the arrangement is certainly a pleasing one. Wide reception hall entered through a large vestibule, porch or piazza across the front of house. One immense living room 12 ft. x 19 ft., with an alcove back of it, connected with a beautiful columned archway. Dining room opens off from reception hall with sliding doors. Pantry back of dining room connecting with kitchen. Small lavatory off from hall, this also can be used for closet space, there being another coat closet under the stairs. Beautiful colonial stairway out of reception hall with seat across the end This house was built last year in Minneapolis for Mr. Holcomb, it has been duplicated many times having lived in the house almost a year and they say they would not make a change in any way, shape or manner, that they are perfectly pleased with everything. The house could be built exclu-





sive of heating and plumbing for $3100. There is an elegant big attic, can be left in one large room, or finished in a billiard room or servants quarters. I can furnish complete plans and specifications for the sum of $25.



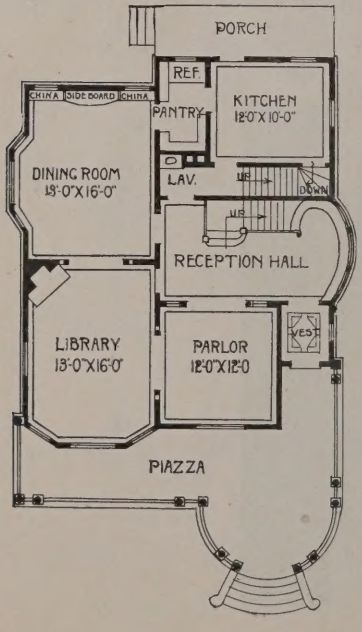
No. 383.

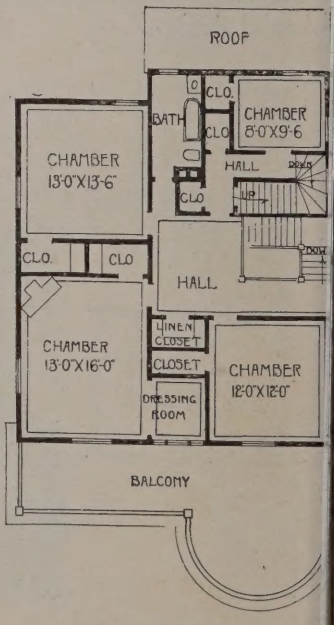
The two interiors are interiors taken from 383, one is taken from the reception hall looking back through the living room into alcove, the other one is taken in the living room looking through the reception hall into the dining room. It is a pure colonial design.

No. 358.

Built in Redfield, So. Dak.

A very pretty Colonial design, an eight-room house cost $4525, exclusive c heating and plumbing. Size of house is 31 feet x 37 feet. Parlor and library in re curly birch, dining room in Flemish oak, reception hall in red oak, floors of white oak in main first story rooms, kitchen maple, all other rooms painted in light tints, Thre rooms and hall open together, with wide columned archways, thus the house, though nc large, has a spacious appearance. The large circular piazza is the leading feature of th exterior and makes a beautiful place for the family to gather in the warm summer eve nings. Considering the cost, I think this is one of the best designs.

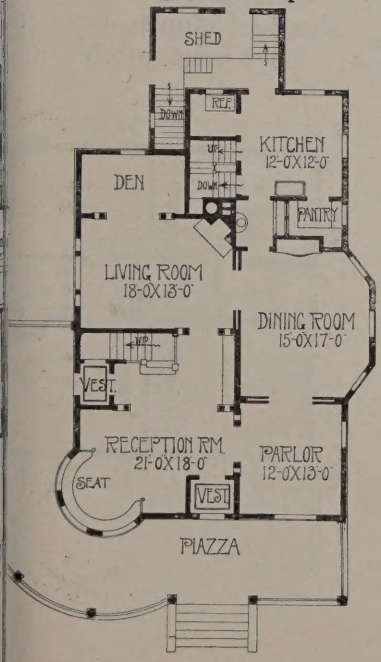


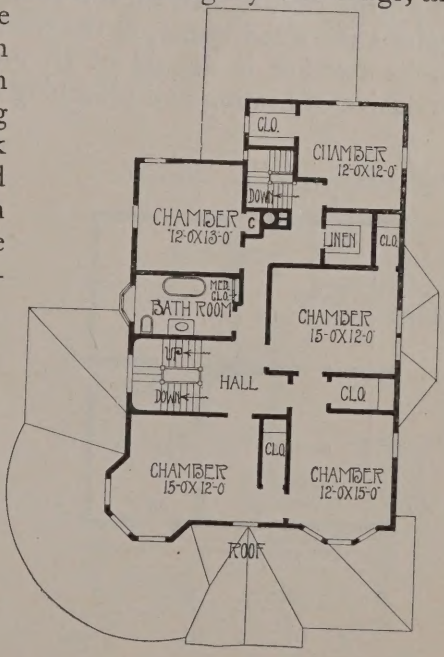


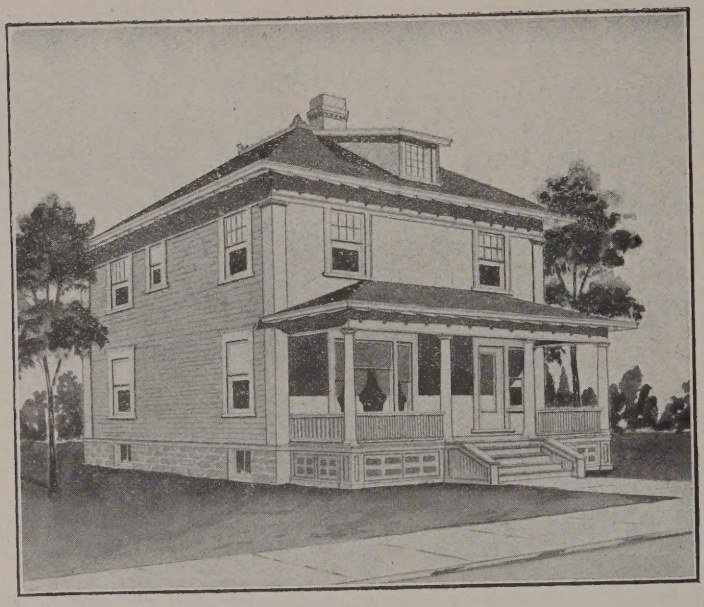
No. 322.

Built for D. Cables, St Cloud, Minn, 1904.

This is a beautiful home design, that you will do well to give special attention. The reception hall and parlor are finished in white enamel and mahogany trimmings, the beam ceiling in the same, the sitting room and den in Flemish oak and the dining room in Golden oak the floors in polished oak and birch to match. The cost exclusive of heating and plumbing is $5500.



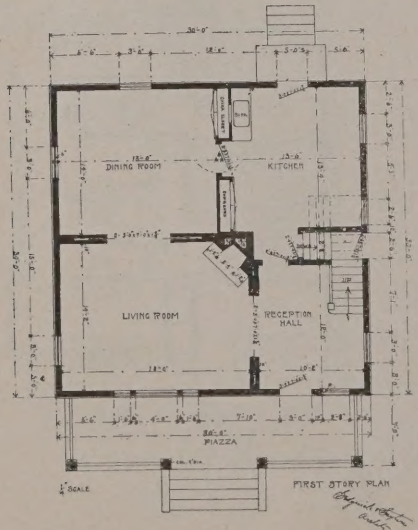


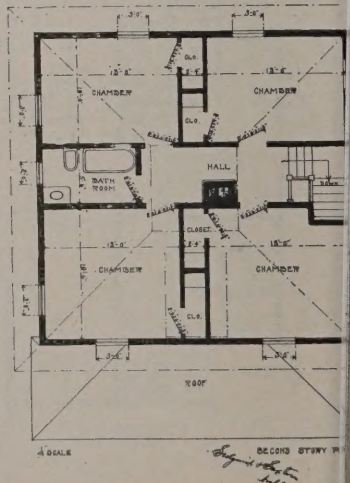


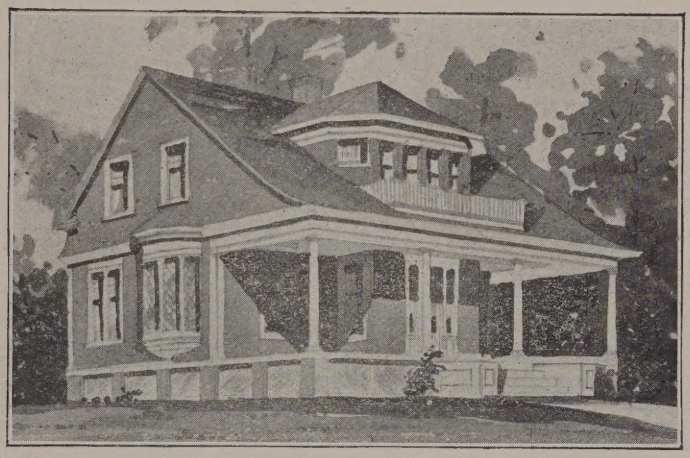
No. 324.

Built on St. James River, W. Va.

Built many times. This design for a seven-room house is very compact a simple of construction, both inside and outside. The dimensions are 30 ft. x 30 ft. inches. Two full stories in height finished plainly in hard pine in first story and s pine painted in second story. Plan was first made for a Virginia home, in the subur of a large city, located on the James river. We recommend this plan to those who quire a fair sized house, at the least expense. Exterior is a simple Colonial type, t looks neat but is devoid of all unnecessary ornamentation. Cost price of this ho exclusive of heating and plumbing is $2350.



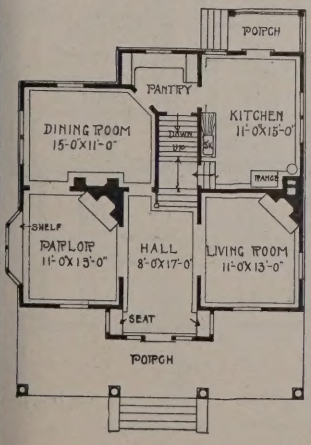


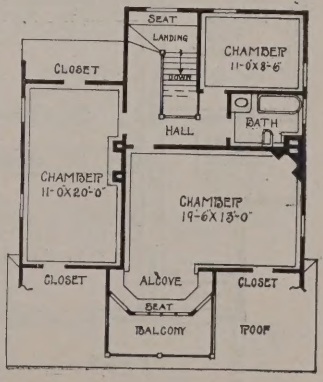


No. 349.

Built in Burmingham, Ala.

Here is a very pretty design for a cottage house with a broad piazza across the front and a long sloping roof reaching out over the piazza. There are four nice rooms in the first floor and three rooms in the second floor. The upper portion of the house shingled, lower portion sided. Painted up in colors makes a very attractive design. The entrance is in the center and each of the two front rooms have a nice fireplace, also the dining room and each of the two chambers. This house is well adapted to a warm climate and makes a pretty home for any location. Size 32 ft. x 30 ft. Cost 1,775.

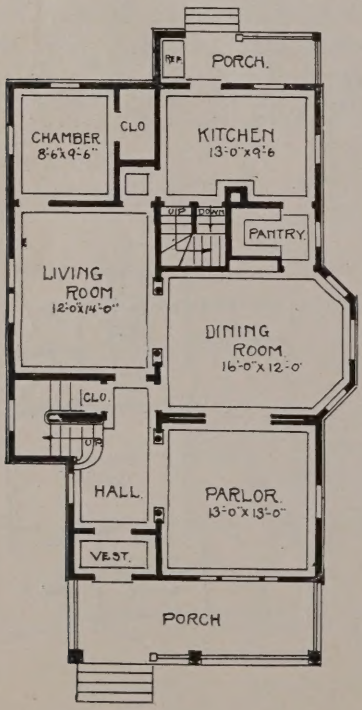


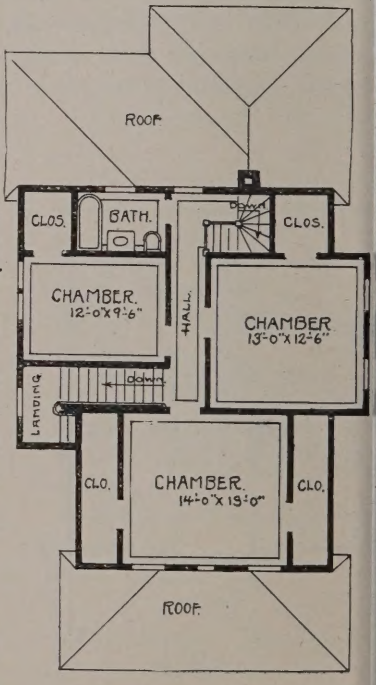


No. 372.

Built for C. F. Cornell, S. D.

A one and one-half story cottage of eight rooms. Roof is low, but the chambers are full height. We have intended to give you this plan a good roomy and convenient house, well adapted to any location. Plain in design but all in good harmony. We can build this house at present advanced prices, finishing it all in pine and painting, for the sum of $2,175. If hardwood is used in the three principal rooms and hall add $250 to the cost. Size of this house is 26 ft. 6 in. x 43 ft. Piazza is a neat 'Colonial' design with round columns and Ionic capitals, and the outside of the house is sided with narrow siding, mitred on the angles.



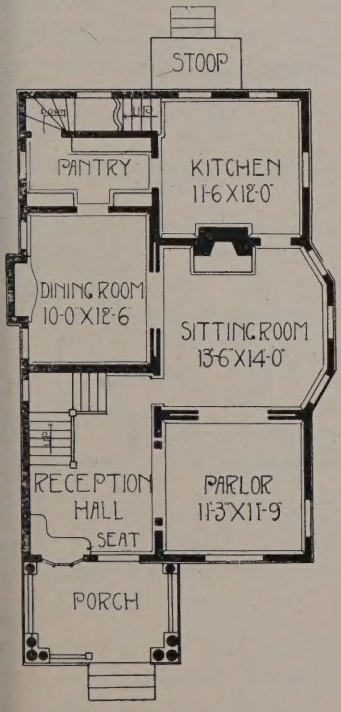


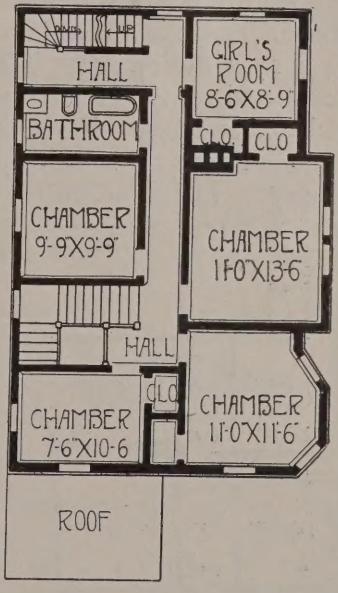
No. 298.

Built in Minneapolis.

A house nicely arranged for a long narrow lot. Has porch across front. The reception hall, parlor and sitting room open together by wide archways and sliding doors. Sitting room has fire place across one side. Dining room has a a very fine sideboard built in. To reach the roomy kitchen you pass through a good-sized pantry Basement under entire house. On the second floor we have five liberal-sized sleeping rooms, besides bathroom and closets. These rooms all open from hall, which passes entire length of house. Exterior is a colonial design.

Dimensions— 27 feet width by 39 feet depth; height of first story, 9 feet, height of second story 8 feet 6 inches. Cost $2,000.





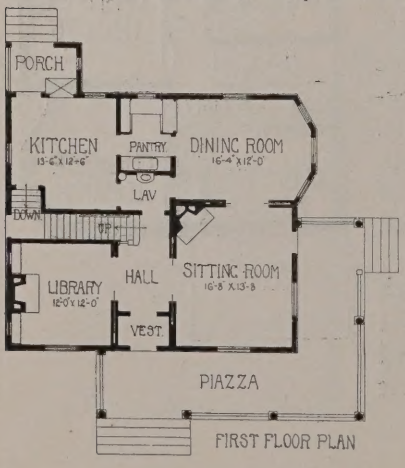
No. 397.

Built for Wm. Kaiser, P. M., Faribault, Minn.

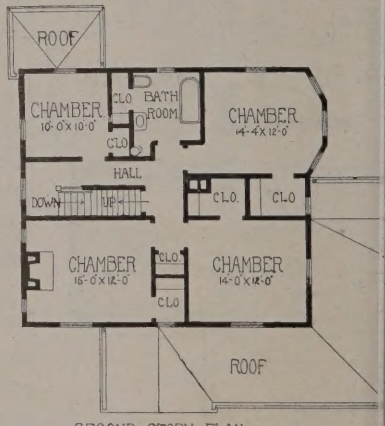
This house design has been erected a number of times in various localities, is very commodious conveniently arranged and comfortable house to live in. The size i 34 ft. 6 inches wide by 30 ft. 6 inches deep. I am estimating the cost of this hous exclusive of heating and plumbing for $2500. In order to build it for this money all th materials used, and the construction must be of the most economical kind, the finis plain and simple of pine, painted throughout. This house has a central entrance an hall feature it is a simple colonial design. The main stairs lead up from the center c house. There is a nice library 12 x 12 on the left of the hall, a sitting room on the righ 14 x 17, a dining room back, 12 x 12 a very conveniently arranged pantry with rea porch and refrigerator space. There is a passage way leading from main hall to kitche and dining room, with lavatory arranged in same.

There are two fire places on the first floor, one in the sitting room and one in th library. The floors in the first story of birch, stained.

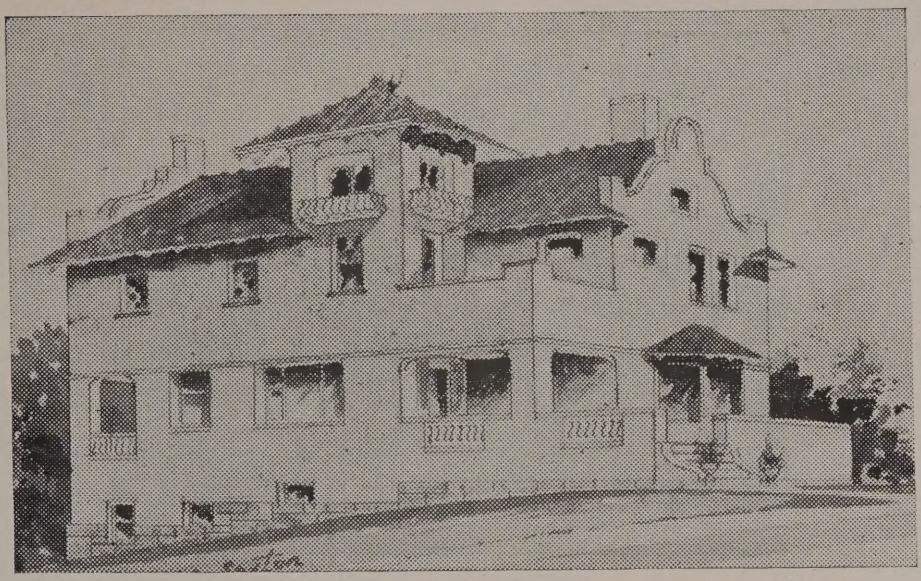
The second story has four nice chambers and a bath room with liberal closets, an with stairs leading to the third story, which is finished in one large room for play room and storage purposes, and well lighted by dormer windows. I furnish complete plans and specifications for this house for $25.



FIRST FLOOR PLAN



SECOND STORY PLAN



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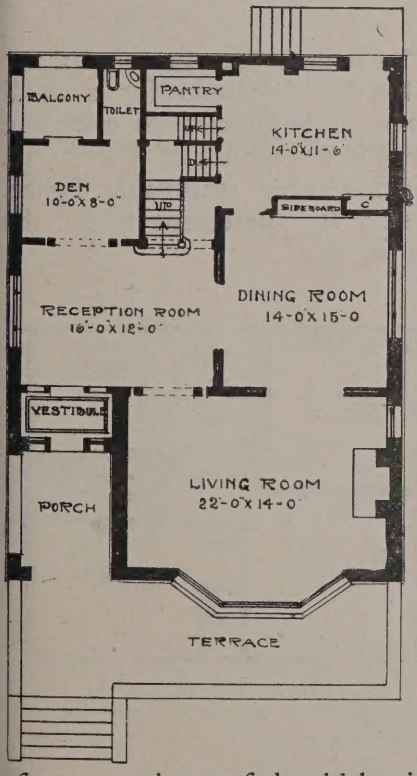
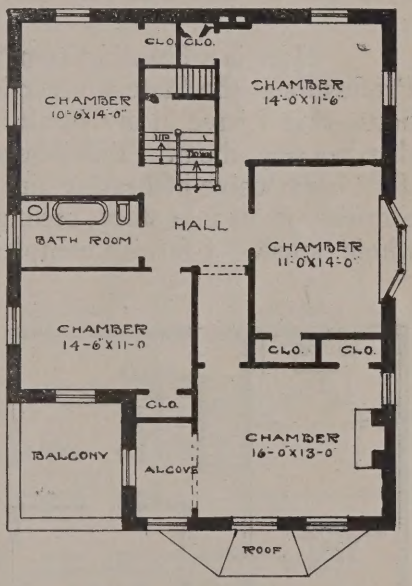
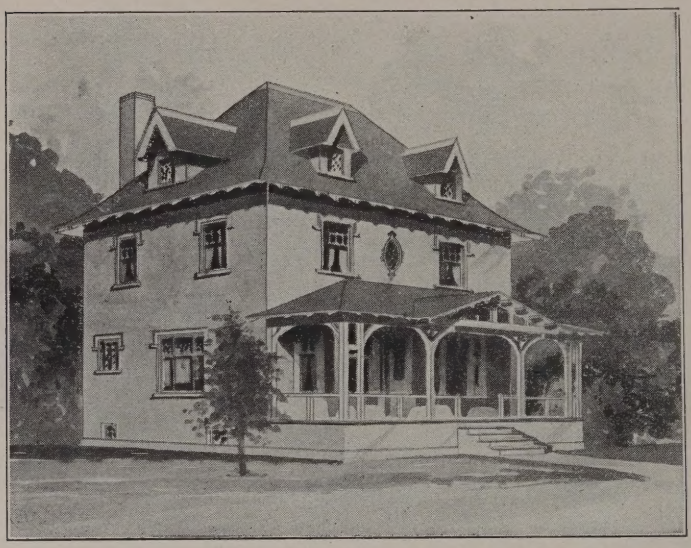




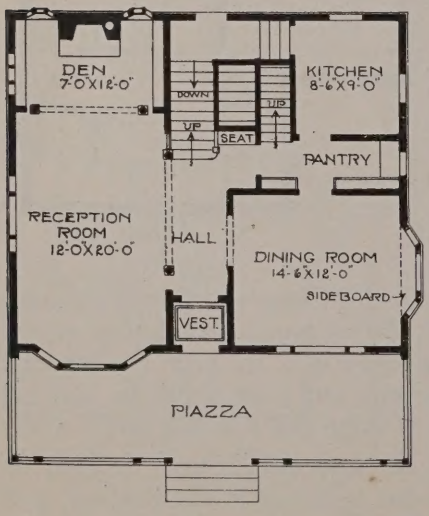
This design is after the old Spanish Mission style, and is designed to be of frame construction, and cemented on the outside. The cement being put on expanded metal lath. The roofs are low and spreading, the gables finished up in the old Elizabethan way. The cost of this house will vary much in different localities. The first floor is designed to be finished plainly in hardwood, with hardwood floors, with heavy beamed ceiling through the main hall, living room and dining room. The height of the first story is 9 ft. and the second story 8 ft. 6 in. Second story finished in natural wood, pine or spruce. With the exterior gray walls of cement, the roof should be, if of shingles, painted red, to carry the idea of the Spanish tile roof. We estimate that this house can be constructed, exclusive of heating and plumbing for $4000. Complete plans and specifications $25.

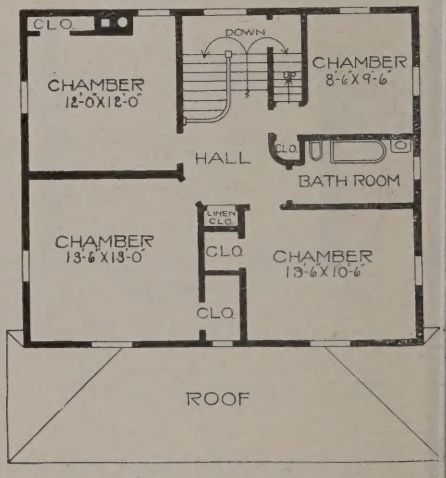


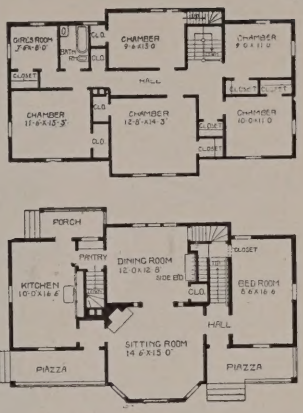
No. 317.

Built in Minneapolis, 1905.

Here is a beautiful cement house, built in the city of Minneapolis for one of the Professors at the State University. I consider it one of the best lay outs for a small house that I have in my book. The floor plans seem to be very pleasing to everyone that has seen them. This house was constructed for $2775 in the month of May 1905. This is exclusive of heating and plumbing which I consider a very reasonable figure. Stories 9 ft. in first story, second story 8 ft. 6 in., basement 7 ft. Basement under the whole house. I furnish complete plans and specifications for $25.

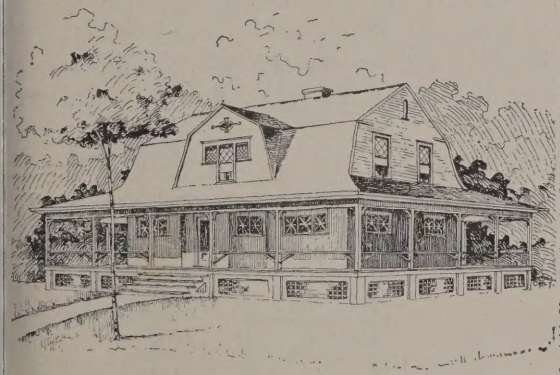






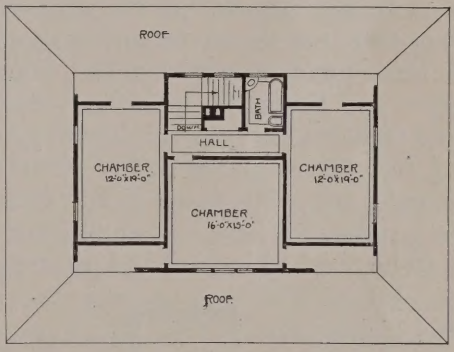
No. 332.

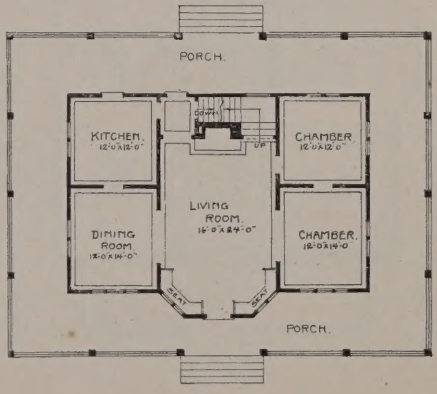
This is a half timber English design and specially adapted for a suburban home. House is compact, good construction and economical to build. Design is picturesque; the panels between the timbers above the first story are finished in rough cement stucco. Ceilings are low and the inside woodwork is yellow pine finished natural. The estimated cost, exclusive of heating and plumbing, is $2,950. This house would look very pretty with the first story constructed of native field or boulder stone; the additional cost would be about $850.

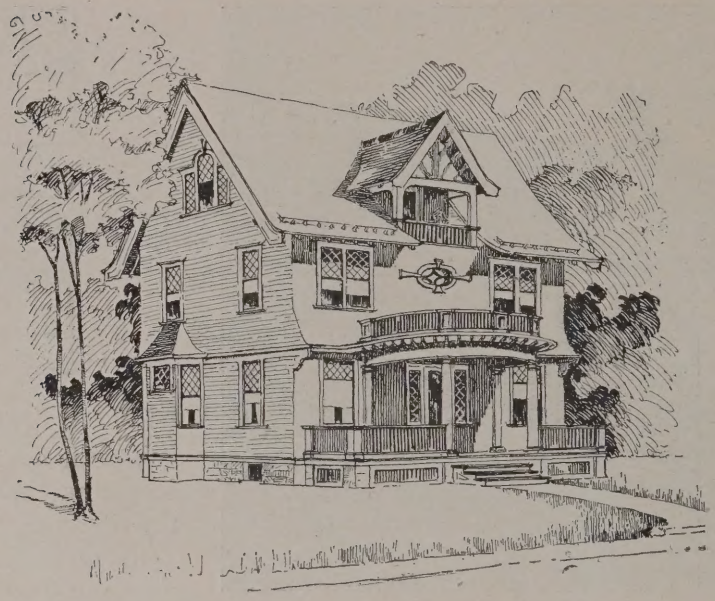


No. 386.

This is a very pretty summer Bungalo, designed for lake or sea side home and finished inside in natural pine, with ceiled partitions and the timbers dressed and the whole varnished. Built on piers, without basement, the cost would not exceed $1800 If it was desired to make a winter home, necessitating a stone foundation, ceiling and plastering, it would add $500.00 to the cost. This estimate is exclusive of heating and plumbing.

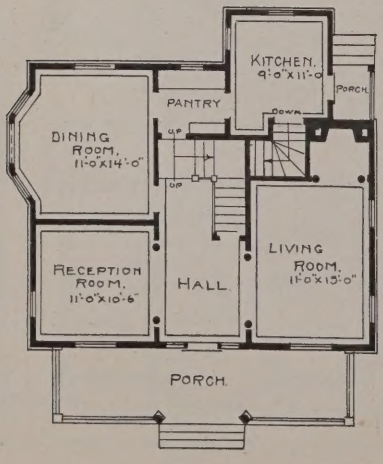


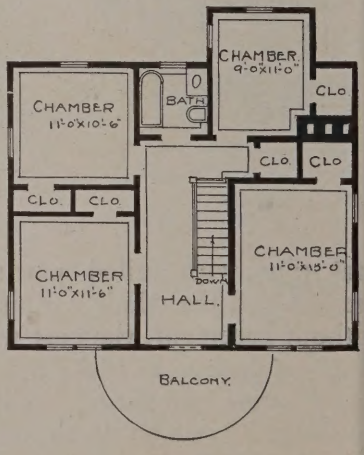




No. 371.

In presenting this jaunty design, I feel that I have an exceptionally good design. Size is 32 ft. x 26 ft. and full two stories high, with fine attic space. Roof is steep pitched, with long sweep at the eaves, and wide projected timber cornice. Lower portion is designed to be covered with narrow siding and the upper portion shingled, the shingles stained green and the siding white. Entrance is through semi circular "Colonial" porch with side terraces, and central doorway with ornamental side-lights, a wide center hall opening into the room through columned archways. The living room has a very pretty recessed nook, with fireplace and seats. There are four nice chambers in second story, and bath room. There is a small cellar under the kitchen and pantry portion. This house is to be finished in pine and painted, estimated cost of same, at advanced prices is $2,750.

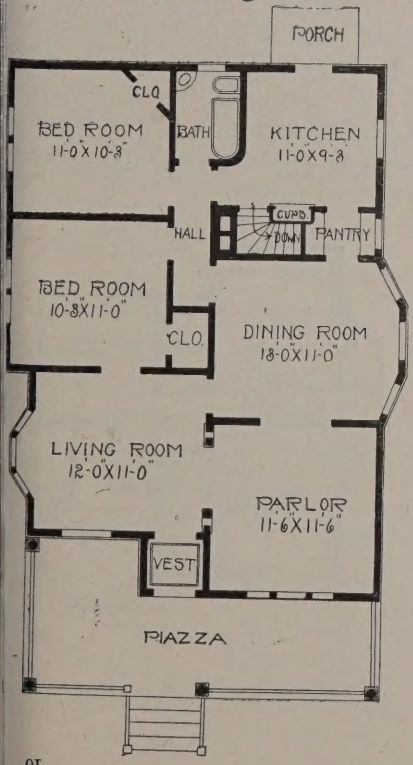




No. 401.

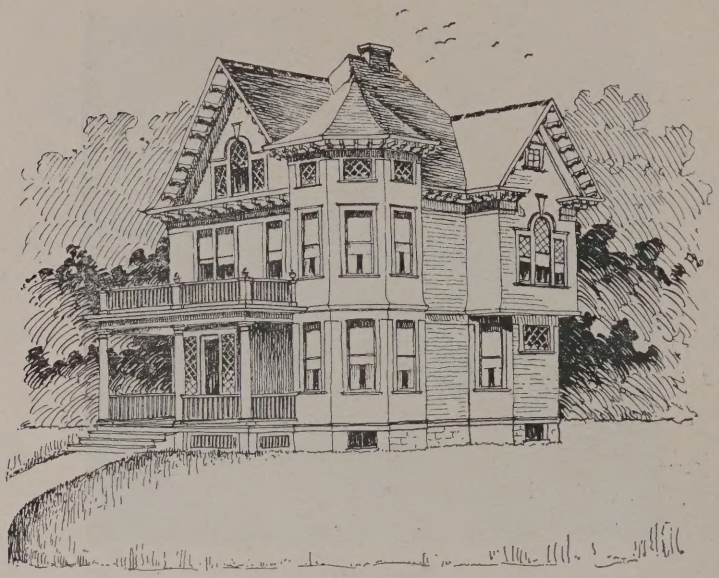
Built in Tennessee 1904.

This design is for a one story colonial house of five rooms. The size is 25 ft. wide by 37 ft. deep. The design of this house is one that in early days was very commonly used through the New England States. It has a low cottage appearance and the large Ionic columns extended up under the main roof give it dignity. The whole of the exterior is refined in detail, and one that will attract universal attention. The main floor of house is set up well from the grade and the story is 9 ft. in height.



The floors are of hardwood and the three principal rooms finished in red oak. The finish in the remaining portion of the house is painted. The entrance is central with a vestibule opening into a nice living room, and thence to the right, into the parlor and dining room, with kitchen and pantry back of dining room, and the rear hall through which the two bedrooms are reached and the bath room. There is a nice cellar under the rear part of the house.

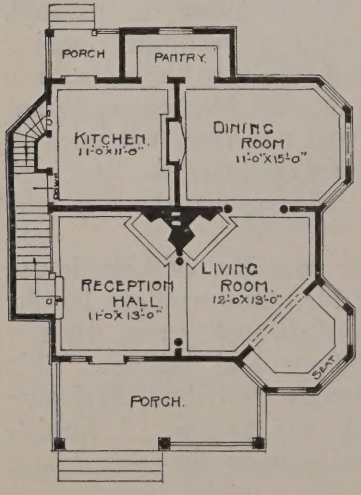
I suggest that the outside of this house be painted white with outside green window blinds, and the shingles on the roof painted green, with a light blue for the piazza floor and ceiling. This house can be built complete as described, exclusive of heating and plumbing for $1500. I furnish complete plans and specifications for this house for $10.00.

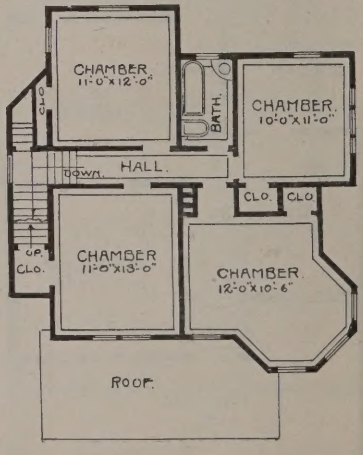


No. 374.

Built in Michigan.

This eight-room house is a very pleasing design to many who like the effect of a "cottage tower." The plan is nearly square. The general dimensions being 24 ft. 6 in. x 25 ft. 6 in. The corner octagon space is thrown into the living room with a wide arch, and a seat extended around, which makes a very attractive feature to this room as well as in the chambers above. There are four nice chambers and bath room, convenient closets, etc., and two nice fireplaces in first story. A good cellar under the whole house. The cost of erection, finished in pine and painted, is estimated at $2,250; to finish three rooms in hardwood add $200. This estimate is on the advanced prices.

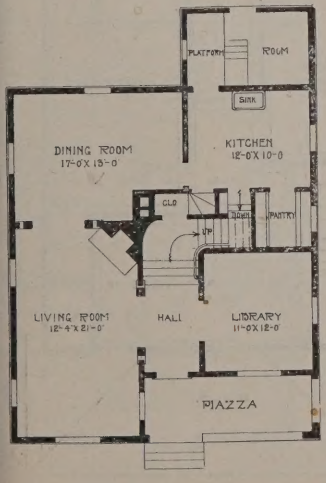


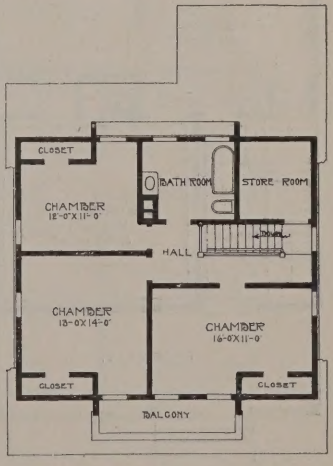


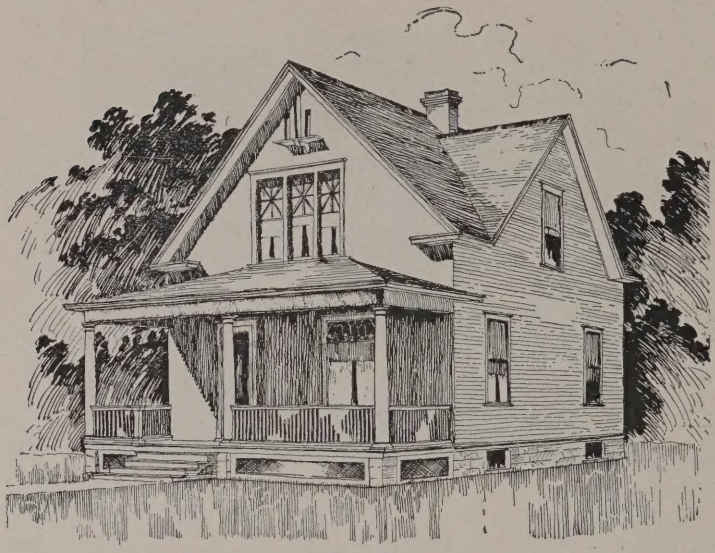
No. 404.

Built for a banker in Minneapolis 1904.

This cottage shown in our illustration is 31 ft. x 35 ft. deep, with four rooms on the first floor, and three chambers with bath room, with convenient closets on the second floor. It is a low cottage design. The hall is central, at the right of which is a library, and on the left is a large sitting room, back of which is the dining room. There are many nice little conveniences about this plan that will recommend it to any one desiring to build a small house. This house can be built, neatly painted finish throughout, and hardwood floors in the first story, exclusive of heating and plumbing, at advanced prices for $1950. Complete plans and specifications $15.

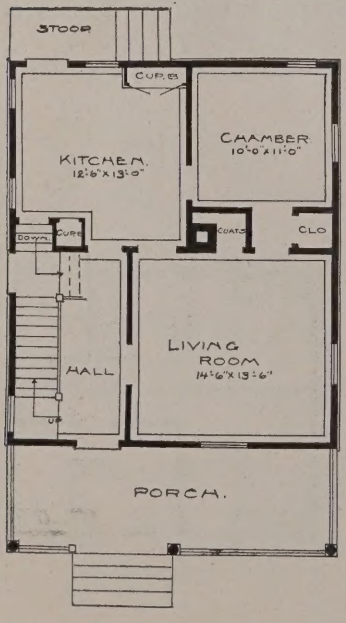


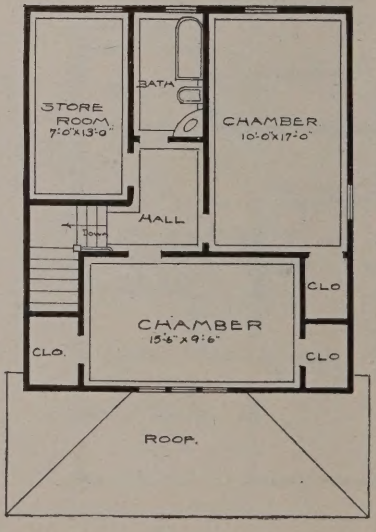




No. 366.

We present here a small six-room one and one-half story cottage. Size 24 ft. x 28 ft. This makes a simple, economical and pretty little house can be constructed complete, with pine finish painted, exclusive of heating and plumbing, at advanced prices, for the sum of $1,200.





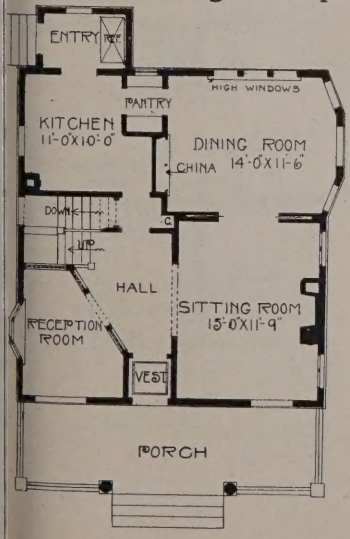
No. 399.

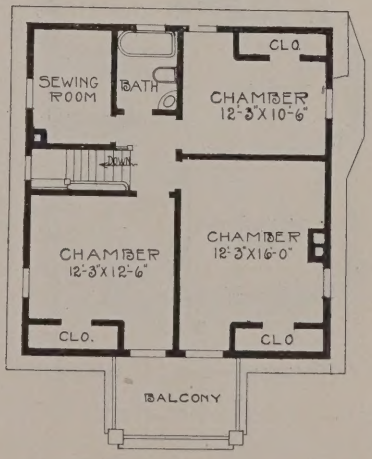
Built in Pennsylvania 1905.

This popular house is 26 ft. wide by 28 ft. deep. The stories are 9 ft. and 8 ft. 5 inches. It is a little more expensive to build, owing to one additional chimney, and the external treatment. The entrance is central with vestibule. There is a wide porch in front, widened out on either side with a terrace. Opening off the hall is a reception room, with a screen partition, and ornamental window to the side, and handsome large window, making a very attractive feature to the house.

The dining room, kitchen and pantry arrangements are very complete for a small house. Has a nice large sitting room with a fire place. The floors in the first story are of yellow pine, and the wood work in principal rooms Georgia pine stained. There are three nice chambers and one small sewing room, with a nice bath room. Finish in second story painted. The roof is low and double pitched. The rooms in the second story are full height and provided with ample closets. Cost to build exclusive of plumbing and heating, $1,590.00.

The design modified in various ways, has been one of my most popular designs, makes a very beautiful house and economical to build. I furnish complete working drawings and specifications for this house for $10.00.

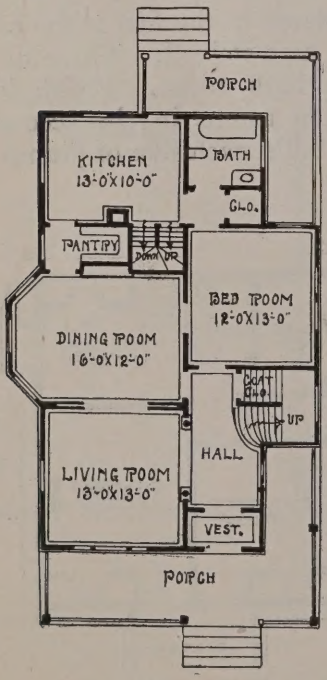


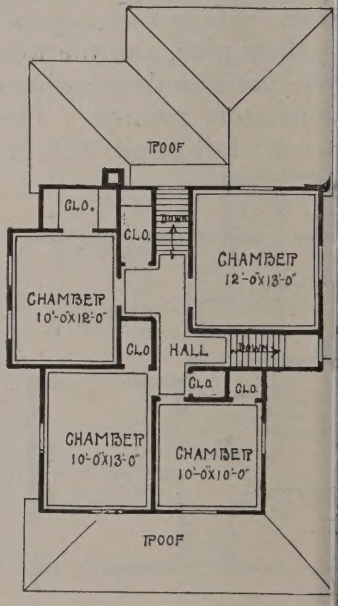


No. 350.

Built for Geo. McLaine Brown's Valley, Minn.

This design given here is for what is commonly termed a single house with a hous with a hall at one side and staircase. A bedroom on the first floor, nice dining roo and kitchen with convenient pantry, sideboard, etc. Bath room on the first floor. large rear piazza. The kitchen portion one story high. Four nice chambers in th second story with spacious closets. The whole house finished in pine and painted colors. Basement under the entire house with laundry under kitchen portion. E timated cost of this house is $1,850. Size 26 ft. 6 in. x 42 ft. 6 in.



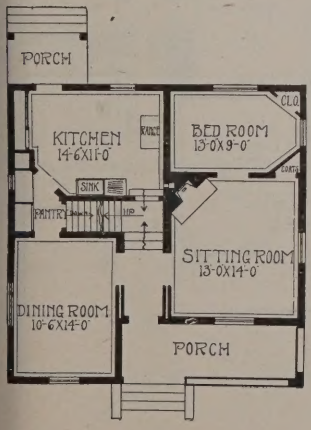


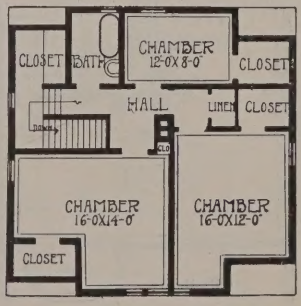
No. 306.

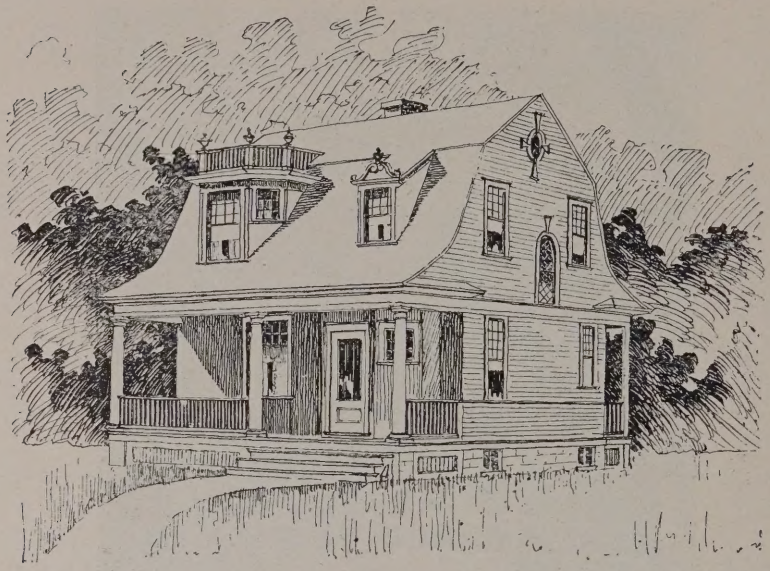
Built in Minneapolis.

This attractive frame cottage, with restful exterior, has large screened porch leading to hall, which has a pretty open stairway, to second floor, thrown together by sliding doors with living room on one side and dining room on the other. Bed room in rear of living room, and kitchen in rear of dining, connected by pantry. Second floor composed of three good sized chambers, bath room, and ample amount of closet room.

Dimensions—30 ft. wide x 30 ft. deep; ceiling of first story, 9 ft. 6 in.; ceiling of second story 9 ft. Cost $1,200.



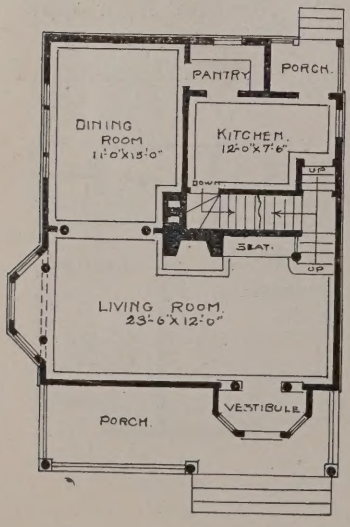


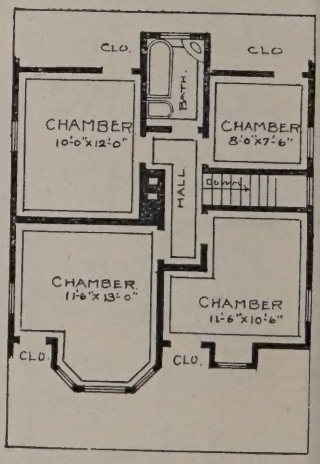


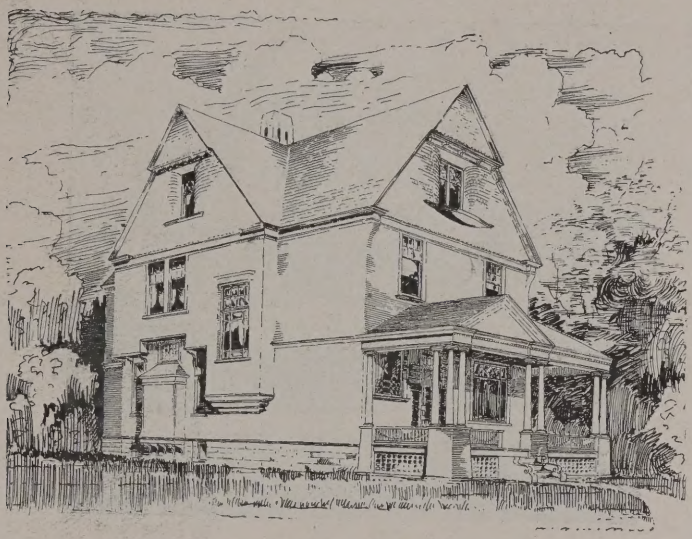
No. 379.

Built in Minneapolis, 1905.

A summer cottage. The striking feature is the large front living room, with it open fireplace; here the family and friends can gather in the cool evenings around th cheerful fire and enjoy this little "home in the woods." It is designed to be finished in side in Norway pine and varnished. The size is 24 ft. x 28 ft. 6 in., and costs to build $1,300, exclusive of heating and plumbing. There is a small cellar under the kitchen portion, and a short foundation under the remaining portion of house.



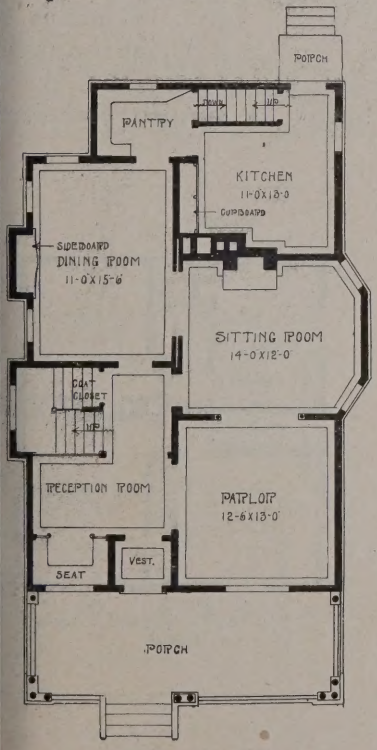


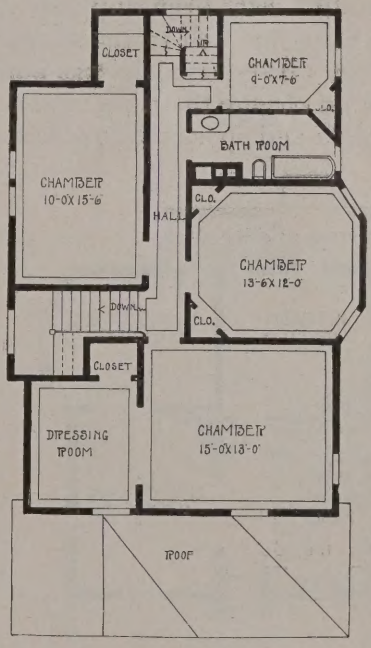


No. 359.

Built on the St. James River, West Virginia.

This design is especially adapted to a narrow city lot. Size on the ground 25 ft. x 40 ft. This house has been built several times and gives general satisfaction. It is a pleasing house to look at and convenient to live in, having four nice rooms besides the reception hall in the first story and five rooms in the second. The roof is high pitched affording nice space for rooms in the third story. The first story finished in oak and birch. Reception hall has a pretty inglenook with a seat around the same and has open stairs with stained glass window. The first floor opens up nicely with wide archways and sliding doors. The second story is painted in tints. The cost of this house exclusive of heating and plumbing is $3,500.

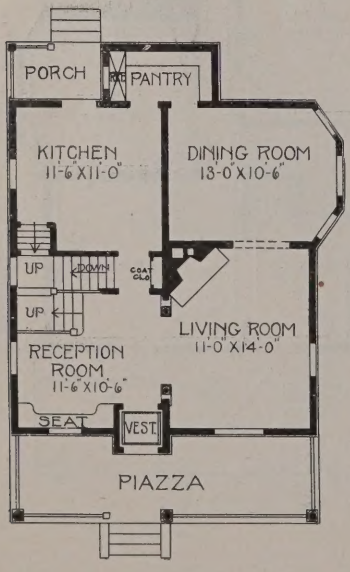


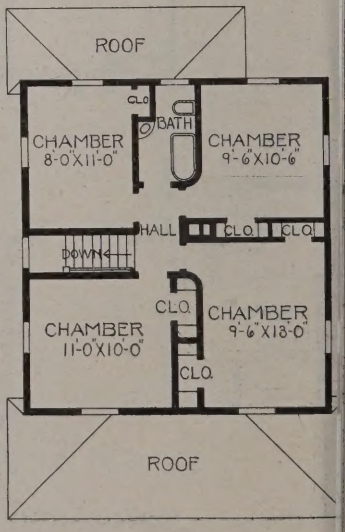


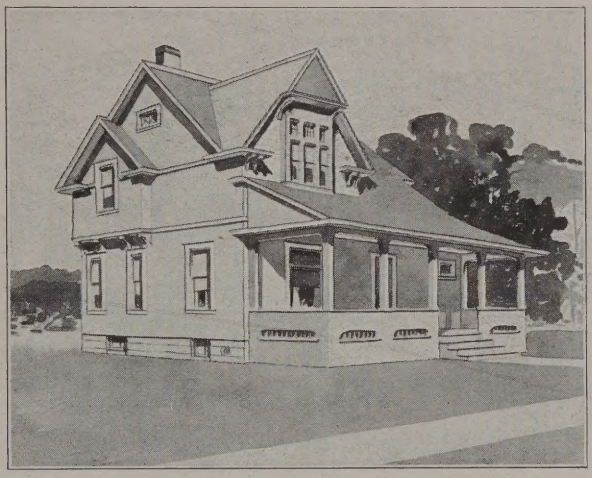
No. 307.

Built for Adj. F. A. McKusick, Minneapolis. Last time in Seattle, Wash. 1905

Here is a house 24 ft.x26 ft. First story 8 ft. 6 in. second story 8 ft. basement 7 ft These heights all in the clear. This is an unusually comfortable economical house t build. Has been duplicated many times. Built in Seattle, Wash., 1905. Contains nice rooms well arranged and lighted. Cost to build $1700. Finished in pine through out. Everyone who has built this house, has been perfectly satisfied and say that ther is no change that they would wish to make, if they built again. I furnish complet plans and specifications for the sum of $15.



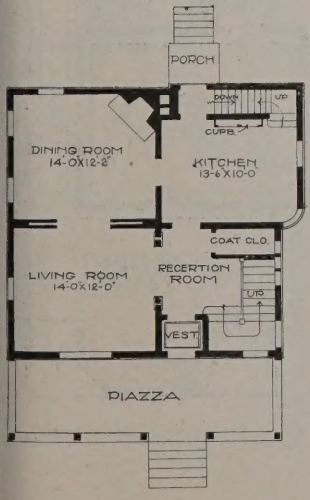


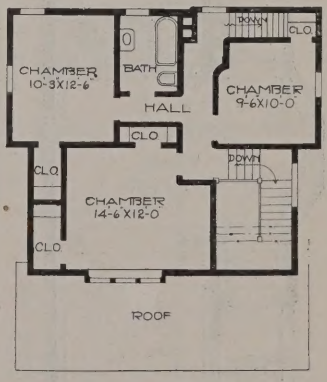


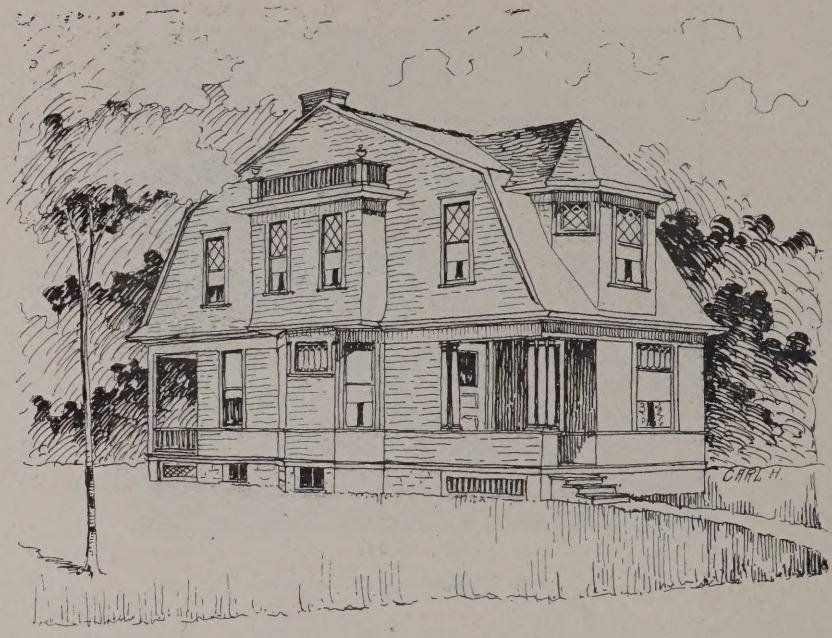
No. 304.

Built in Rocheste r, N. Y. 1905.

A story and a half cottage. Although the rooms in the second story are full height. This has the main roof sweeping down over the porch, which is an effect that seems to be very popular with a great many of my clients. Has been duplicated many times. Contains seven nice rooms, bath room, closet space, front and rear stairs. Could be built and finished in pine for $1725. First story 9 ft. second story 8 ft. 6 in. Rooms in the second story finished clear with the rafters. I furnish complete plans and specifications for the sum of $15.



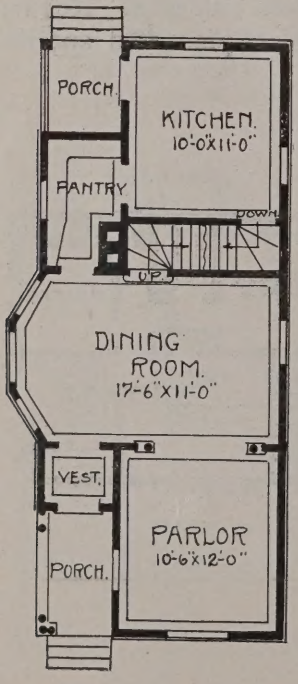


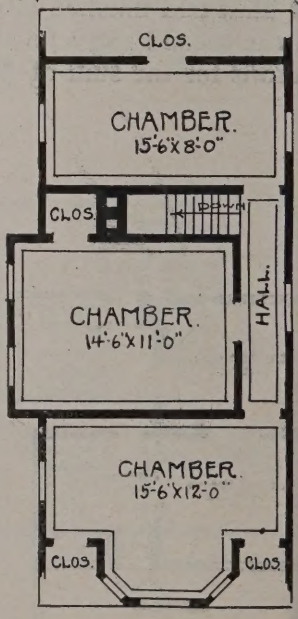


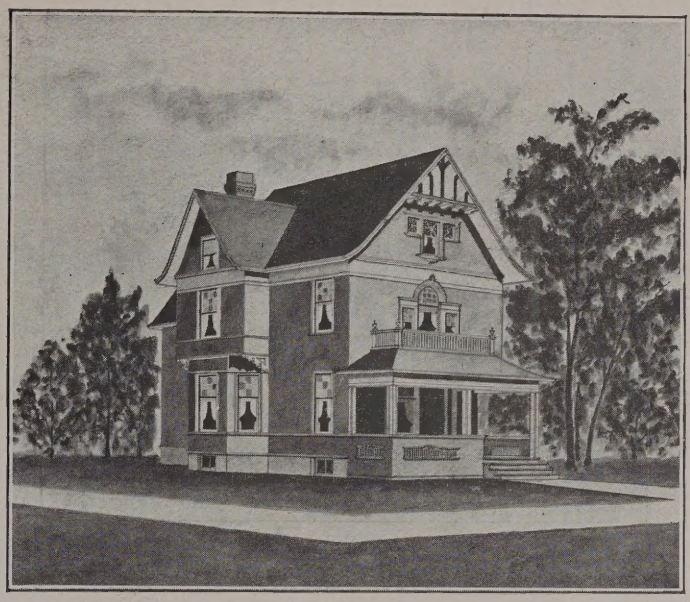
No, 377.

Built in St. Louis, Mo 1905.

Here we have a very unique little six-room cottage, specially designed for a narrow city lot, and for small families, for clerks or mechanics, where they have but small income, and desire a neat, inexpensive, but comfortable home. The cost of construction, using a neat painted pine finish, would be about $1,200. The size is 18 ft. 6 in. x 39 ft. 6 in. If the upper portion, all above the level cornice were shingled and shingles stained, also roof shingles stained, nice shades of olive green and the lower portion in a light pea green, the effect would be very pretty indeed. Houses of this description make a fine paying investment on narrow city lots.



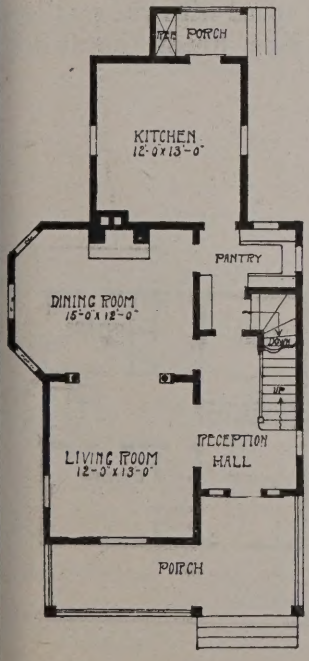


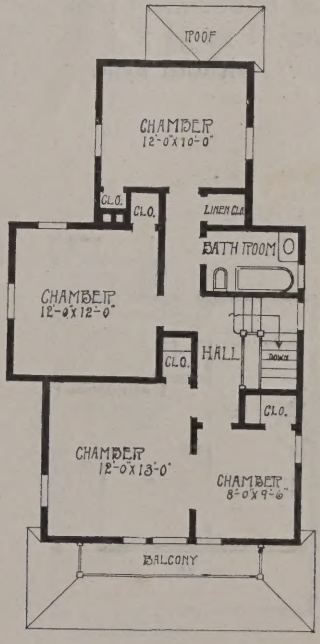


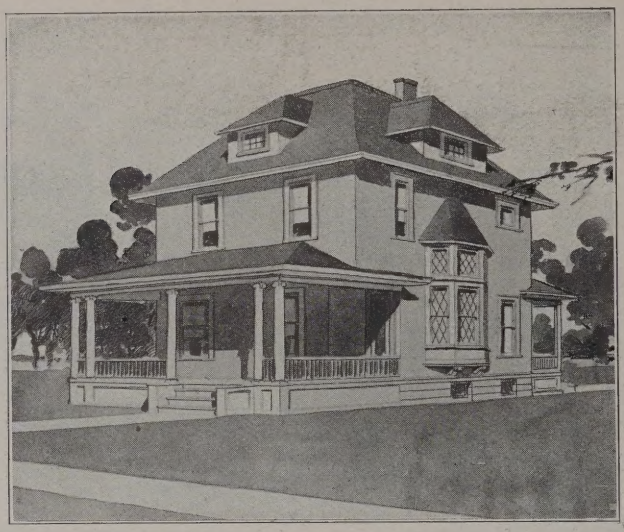
No. 336.

Built in Red Wing, Minn. 1904

Here is a pretty, neat and economical six-room house for a small family. Three rooms on each floor, also convenient pantries, closets, bath room etc. Basement under whole house; high roof with good attic space, where one or two rooms could be furnished if desired. Floor and casings of first story hardwood, balance finished in pine and painted. Size of house 21 ft. 6 in. x 40 ft. Cost, exclusive of heating and plumbing, $1,775.



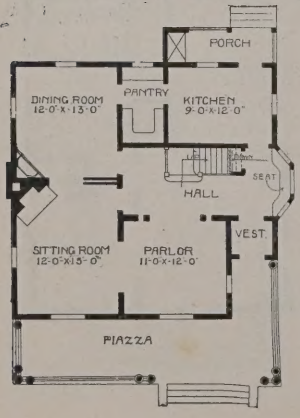


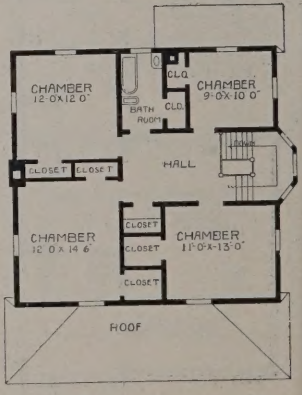


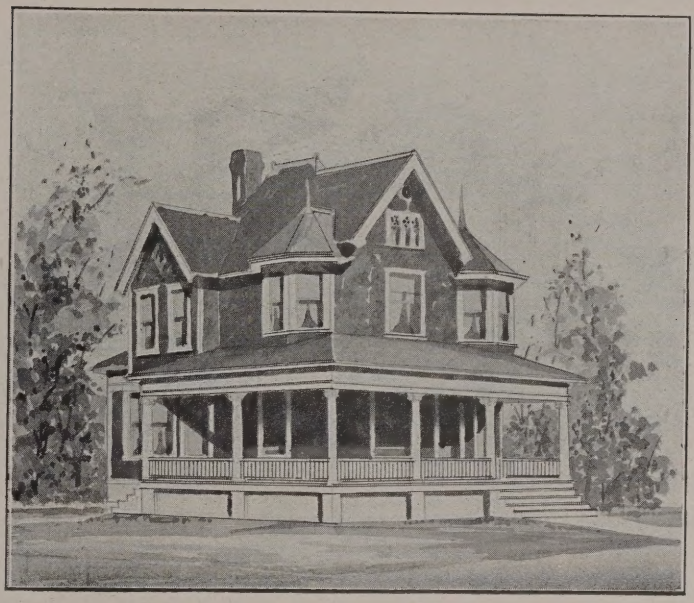
No. 329.

Built in 15 different States. Last time for Dr. Jacob E. Schadle, St. Paul, Minn., 1904.

Here is a square, compact house, a good design and one that always looks well. One of our most economical houses, giving the largest amount of space with the smallest cost. Size 31 x 31 ft. This house can be built with painted pine finish, hardwood floors, without heating or plumbing for $1800.







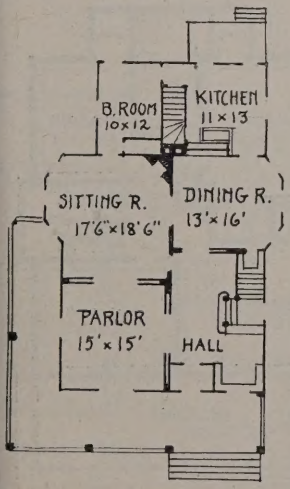
No. 341.

Built at Rib Lake, Wisconsin for a Banker.

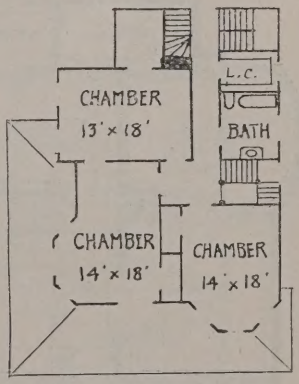
This design is for an eight room house. Size 30 x 47 ft.; height of stories 9 ft. and 8 ft. 6 inches. First story finished in plain oak; second story painted finish.

The design is a good, plain, economical house, roomy and convenient. One large chimney with fire place. Front and rear stairs. Large spacious piazza.

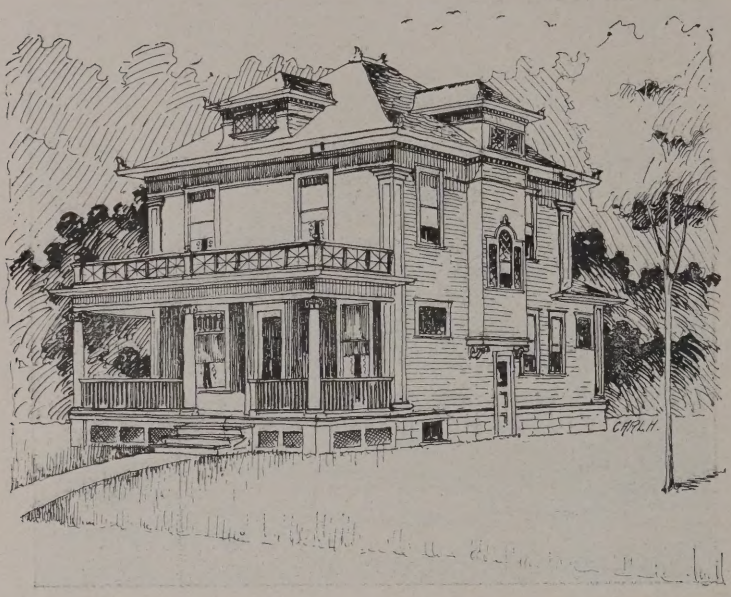
The estimated cost exclusive of heating and plumbing is $2900.



FIRST STORY PLAN.



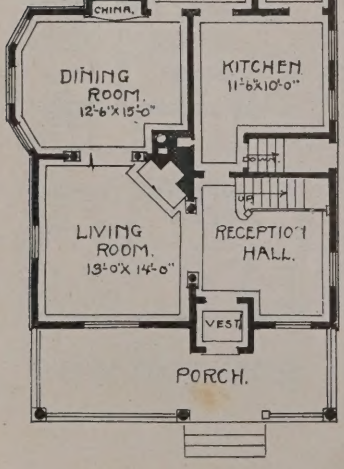
SECOND STORY PLAN.

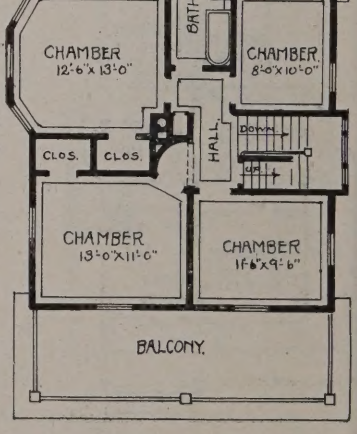


No. 375.

Built for Mr. Schwend, U. S. Mail Carrier, Minneapolis, Minn. 1904.

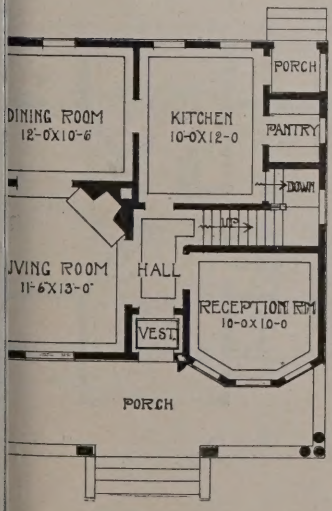
Size 26 ft. x 34 ft. Our design is a very neat "Colonial" design, and has been erected for the sum of $2,800, finished in first story in Norway pine, and painted in second story. Floors in the first story of birch, second story pine. The treatment of the exterior is very neat and attractive, with classic detail of columns, railings, corner pilasters and cornices, also the dormers in roof. The staircase projection is carried up through the main cornice with a dormer roof treatment, and adds much to the appearance, also giving a nice stairway to the large well lighted attic, and handsome stained glass window on the stair platform. This is a very carefully studied plan and is a very good economical house to build.

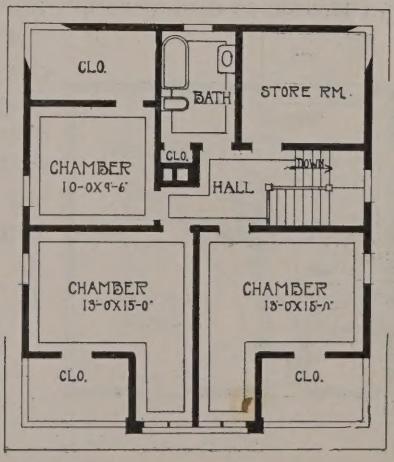




No. 391.

This is a $1,600.00 house, is similar to Number 389, being somewhat larger and ving a different treatment of the roof. Size of this house is 29 feet x 25 feet. This angement affords one sleeping room or reception room on the first floor and three nice mbers in second story. First story, 8 feet 6 inches, second story 8 feet. In this se we suggest the use of birch floors in the first story and in bath room, stained red. e first story sleeping room to be in white enamel and the second story chambers to painted in white. The living rooms in first story to be finished in plain red oak. The ting of these houses can be nicely accomplished by centrally located stoves or by hot furnace. Plans and specifications complete $15.





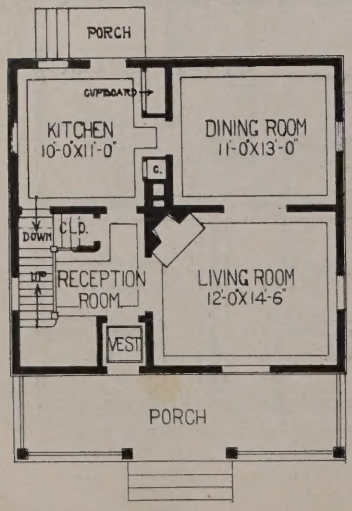
No. 389.

Built for Brown Bros., Merchant Tailors, Minneapolis, Minn. 1905.

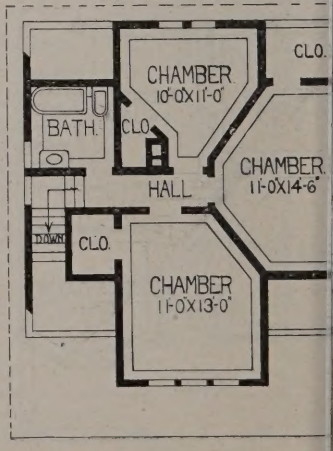
Calling attention to this house you will note the broad piazza across the front which we have frequently spoken as being so desirable, in this design main roof is brou down over the piazza with a clean curved sweep, the front entrance being nearly cent Where the greatest economy is sought after, the inside finish can be of good hard p varnished, and the floors of the same.

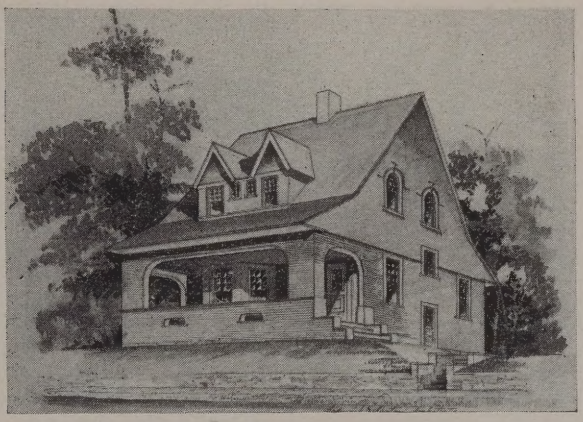
We recommend to paint the wood work in second story and finish in some of light enamels, three coats would make a good finish. The chambers are lighted throu side gable windows and front gable dormers. Size of house is 26x24 feet, the ceili are 8 feet, 6 in. high in first story and 8 feet high in second story, with angles in ceili of chambers slightly cut by the roof—thus keeping a low cottage effect.

This cottage is nearly square, the most economical form to build. You e through vestibule into a neat reception hall, which opens with arch way into living r and thence to dining room, making a handsome suite of rooms.



Back of stair case hall is the convenient kitchen, pantry, shelving, etc., and nice cellar underneath kitchen. Estimated cost exclusive of heating and plumbing is $1,200. Plans and specifications $10.



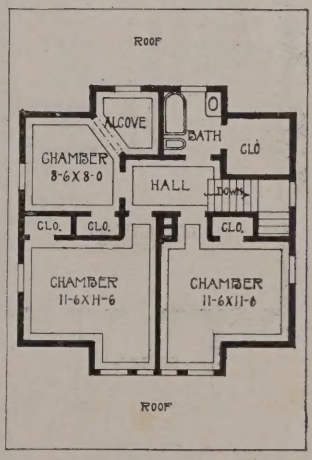


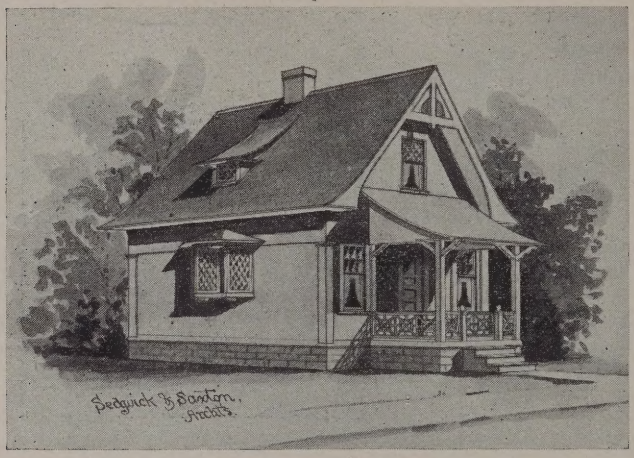
No. 393.

Built in West Virginia.

Here is a pretty house in cottage style. One of the leading features is the broad iazza, the main roof standing with side to street and extending down over the piazza. he roof is high double pitched, and in front is a dormer gable lighting the second story he first story is designed to be covered with narrow siding, and the gables shingled me as roof. The approach is at the side of piazza. Entering the reception hall you ce the staircase on the right, and on the left is the large living room opened together ith reception hall across the front, with large open fire place, at left is an archway open- g into dining room, and at right a passage way into kitchen. There is a fine porch ck of dining room; and small oriel bay for plants. Size of house, 24 feet x 29 feet.

The second story has three nice chambers, closets and bath room. Stories are 9 ft. d 8 ft. high. Finish is neat and simple, yellow pine in first story, and pine painted the second story. Floors of birch in first story and pine in second. Estimated cost ,650. Complete working plans and specifications $15.



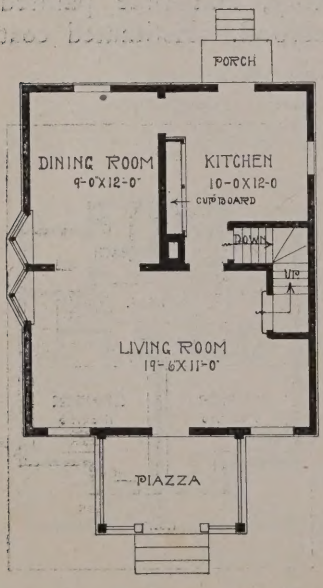


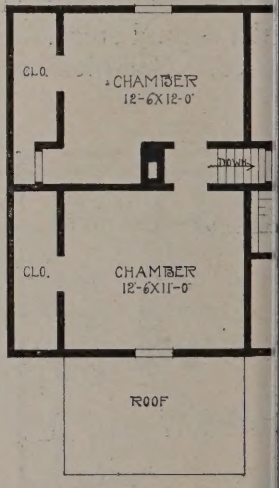
No, 394.

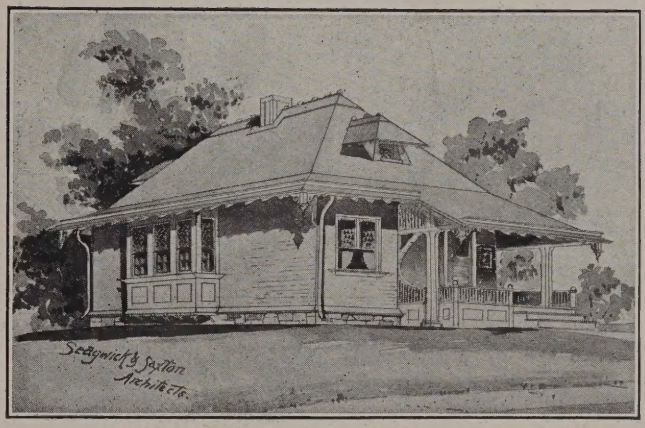
Our small house shown in the illustration, is 20 ft. wide and 24 ft. deep, it co tains five rooms, is convenient and pretty and can be built complete for $851.

The design is in pretty cottage style with wide projected eaves, the upper porti of house shingled, strict economy throughout is studied. We have a small round cel under kitchen built with a brick wall. Finish is pine throughout and painted t good coats.

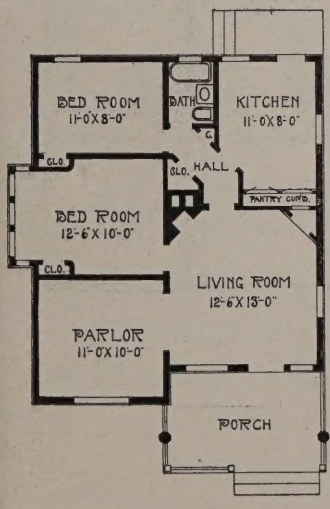
There is a central chimney and the stairs go up out of the main living roo There are two small projecting oriel windows opening into living room and dining roo and make a very pretty place for plants and add much to the beauty of the interior. will furnish complete plans and specifications of this cottage for $10.







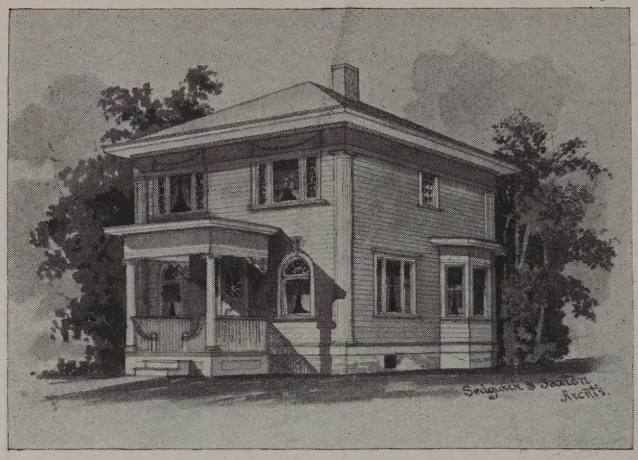
No. 396.



Here is a pretty design for a one story frame cottage of five rooms. Size is 25 ft. x 30 ft. There is a large spacious porch at the right side, through which you enter the main living room, which is 12 ft. 6 in. wide by 13 ft. 6 in. Height of story 9 ft. Opening from the left of living room is a nice parlor 10 ft. x 11 ft., which can be used for sleeping room if required. There is a corner fire place in the living room.

On the left hand side, back of the parlor are two nice sleeping rooms, and back of the living room is kitchen and bath room. Underneath the kitchen is a small cellar reached by steps from the rear porch. There are convenient closets, pantry, china closet, shelving, etc.

The floor and the finish may be of Norway pine or of yellow pine stained and varnished. Our estimate of the cost of this cottage is $1300. I furnish complete plans and specifications for $10.



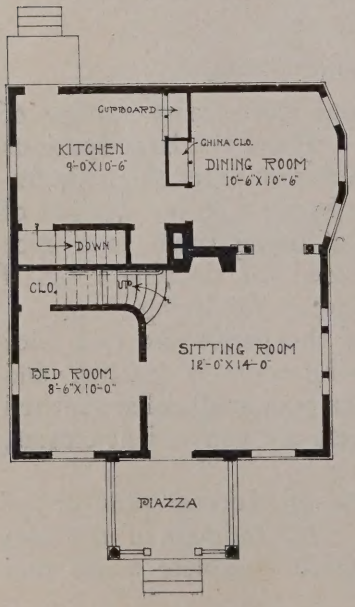
No. 395.

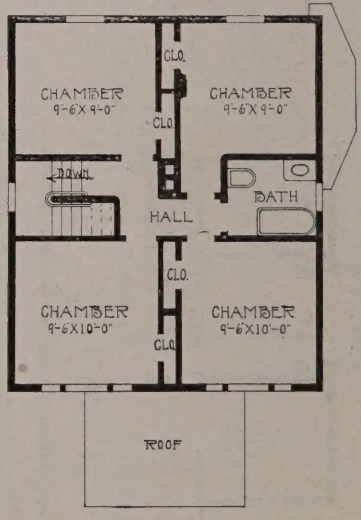
Built in 13 different States.

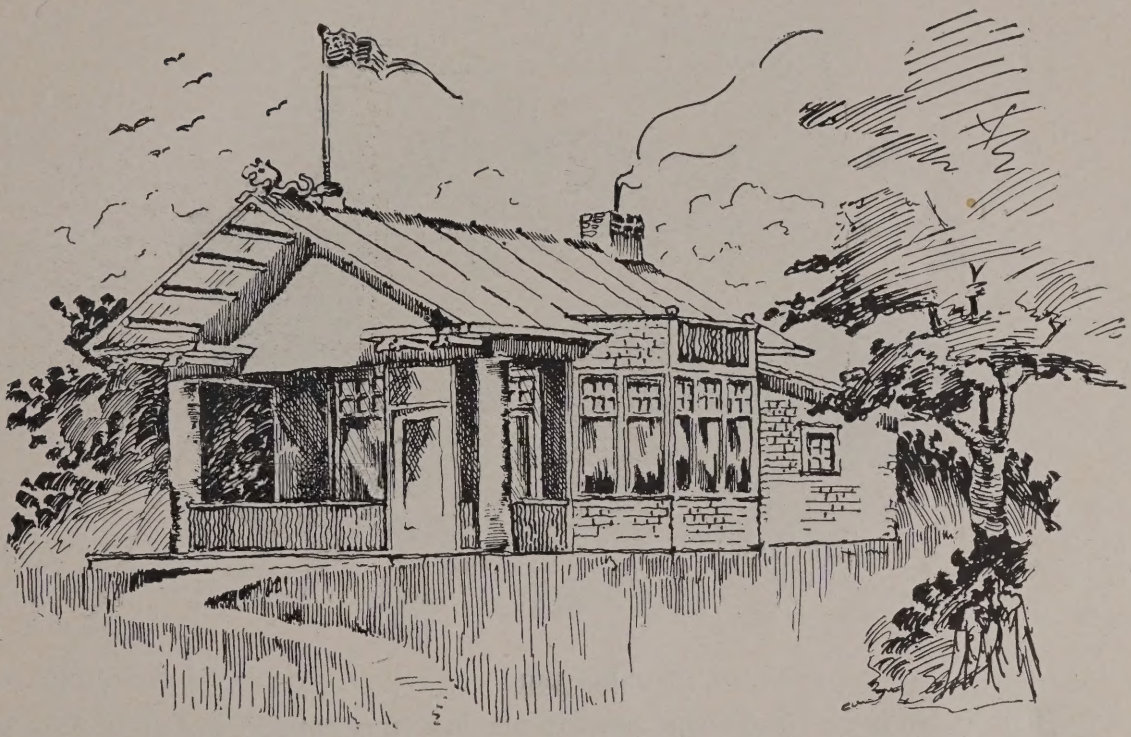
This house is 22 feet wide and 26 feet deep, having eight rooms and is intended for a larger family, where more rooms are required at small outlay. It is a complete full two story house, the stories each eight feet high. There is one chimney with a fire place in the front room, a commodious china closet in dining room, and pantry in kitchen.

There is a small room opening out of living room that can be used for library or bed room. The second story has four bed rooms and closets and bath room. The finish throughout is in pine and painted two coats. The appearance of this house is much larger than it really is, it is a good type of "Colonial" treatment and by painting a light cream color for body, and cornices, corner pilasters, porch, etc. white, the effect will be very pleasing. Cost to build, $1375.

I will furnish complete plans and specifications for this pretty house for $10.

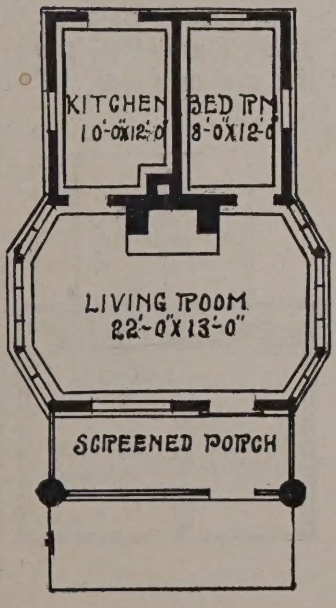




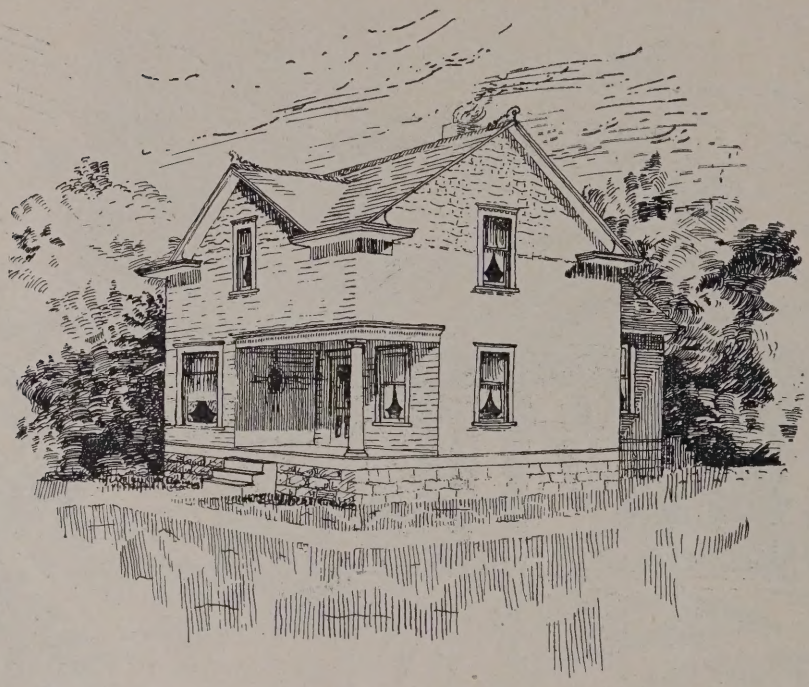


No. 343.

Built 10 times.

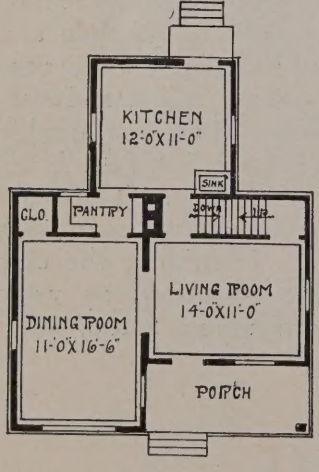


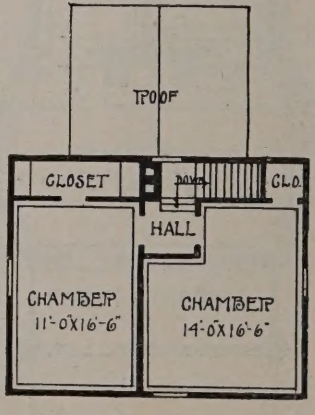
A cottage in the woods, "A Bungalo." In this design we present you with a small summer cottage, gotten up with reference to light, air and general comfort, with cheap construction. One large pleasant living room, extended out on each side in bay window form, all of glass, a broad screened porch across the front, with two rooms back for kitchen and bedroom. The cottage is boarded and shingled on the outside and the dressed timbers showing on the inside and varnished and the outside painted in colors. The roof double boarded and battened. A fireplace constructed of field boulders, adding to the attractiveness of the interior. The main roof extended over porch and supported on two rustic log columns, left with the natural bark on. I estimate the cost at $350., and solicit your correspondence regarding any work in this line. Complete plans and specifications, $8.00.



No. 346.

This design is for a five-room, one and one-half story cottage, size 26 ft. 6 in. x 32 ft. The second story being carried out over the porch in the first story. One flight of stairs enclosed. Pantry and closet on the first floor. One chimney. Two chambers in the second story. Finished in pine throughout and painted. A cellar under the kitchen portion. The gables on the outside are designed to be shingled. Balance of the cottage sided with narrow siding mitred at the angles. A good foundation under the whole cottage. A large plate glass window in the front of the dining room. The total cost of this cottage is estimated at $825.





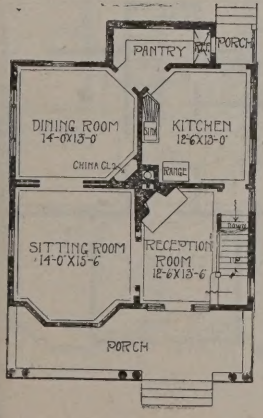
No. 300.

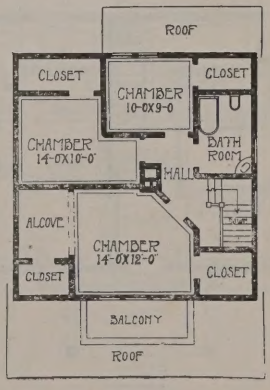
This is a study for a colonial type of house with low roof effect, a broad piazza across the front of house with a balcony in second story. The main roof is brought down with a sweep over the piazza, but the rooms in second story are kept full height.

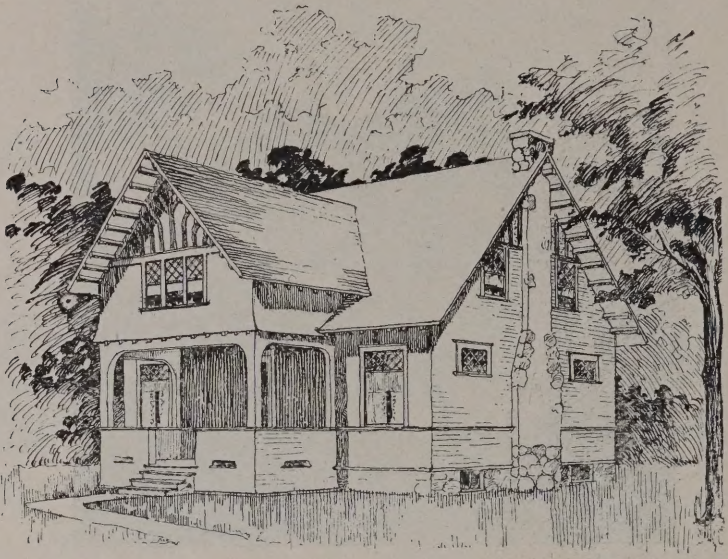
The entire outside of house, including the gables is sided with narrow siding.

The interior opens up with a pretty reception hall, with fire place opposite the entrance, nice roomy setting room opening into the dining room, with sliding doors, and into reception hall with handsome columned archway. There is but one chimney, thus economizing the cost.

The second story has three nice chambers, with a bath room, and ample clothes closets. The cost of this house complete, excepting plumbing and heating, is estimated at $1525.



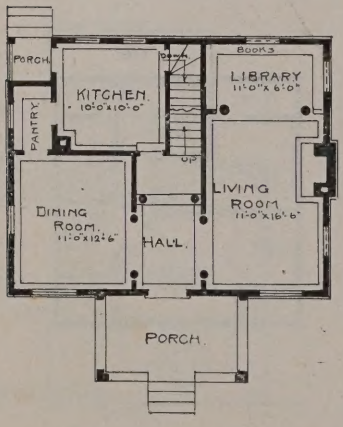


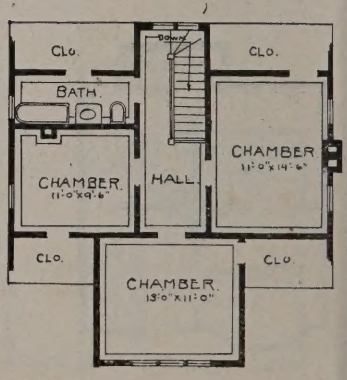


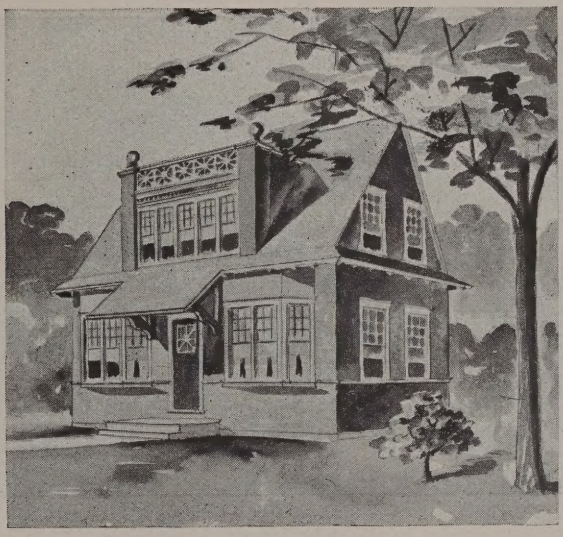
No. 365.

Built.

Seven room cottage. This pretty design is well adapted for a lake or summer house, having the appearance of a one story house, with low spreading roof and wide projecting eaves, the timber ends showing under the cornice. With a central entrance and wide hall, opening up into the rooms on either side through columned archways. The living room on the right hand side is a good large room with nice library alcove or den at the end, on the left of the hall is the dining room and kitchen with convenient pantry. The second story has three nice chambers and bath room. The entire house finished in Norway pine. It is designed to be sided with narrow clapboards. Size 30 x 24 ft. and estimated cost, exclusive of heating and plumbing, is $1900 advanced price.



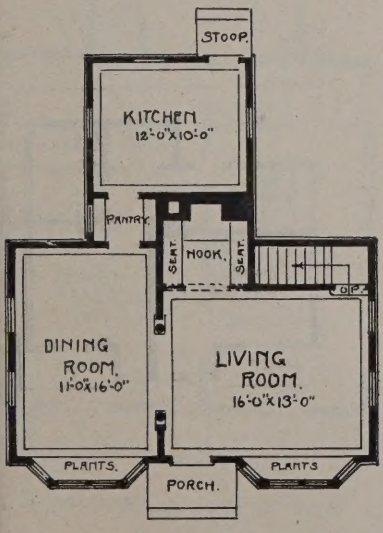




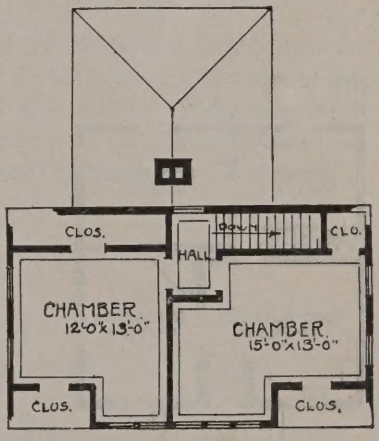
No. 367.

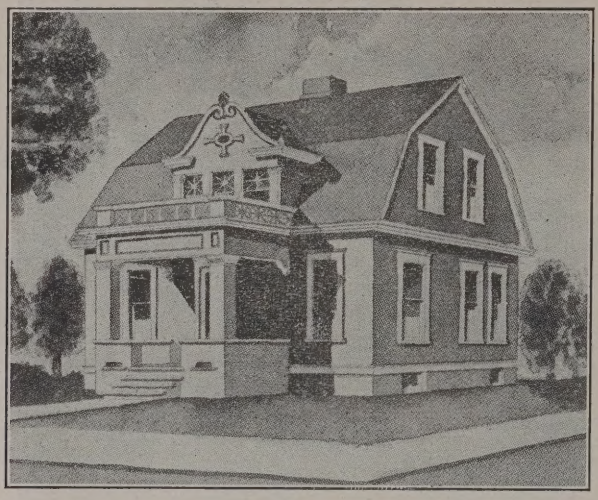
Built in Seattle, Wash.

This small design has been erected a number of times, the last time was in Seattle The estimated cost is $650. The main part is 28 feet wide and 17 feet deep, the kitchen portion 13 ft. wide and 15 feet deep. There are three rooms on the first floor and two on the second. The main living room is 13 x 16, the dining room 11 x 16 and the kitchen 10 x 12. There is a pretty alcove off from the living room with a seat on each side and a fire place. The living room and dining room opening together with a wide archway. The two rooms coming to the front, each have a Dutch window, the main roof projecting out over the same with a small porch at the entrance. A piazza could be added to this design across the front at an additional cost of $50.00.



This little house is not designed to have a cellar, but one could be arranged nicely under the kitchen portion at a small additional cost. The finish of this cottage is in natural Norway pine and varnished. I furnish complete plans and specifications for $8.00.





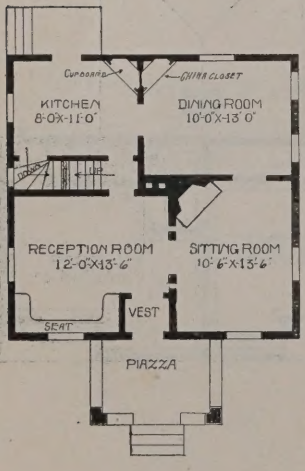
No. 334.

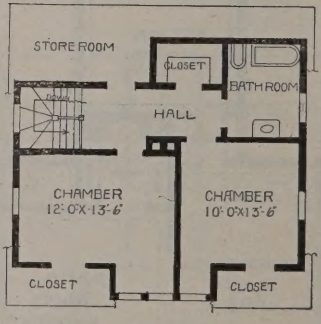
Built 50 times. First 3 times for Mr. Harris, Chicago.

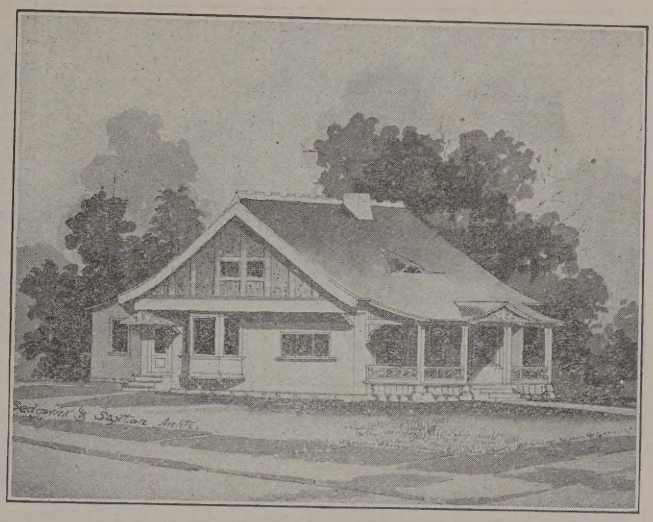
Is a pretty, compact and neat home of six rooms. Central entrance through roomy porch and vestibule into a large spacious reception hall, the same connecting with sitting room by columned archway.

Two nice chambers and bath in second story, with ample closet room.

Hardwood finish and floor in first story. Cellar under the whole house. Size 25 x 25 ft. Total cost, $1,000 exclusive of heating and plumbing.



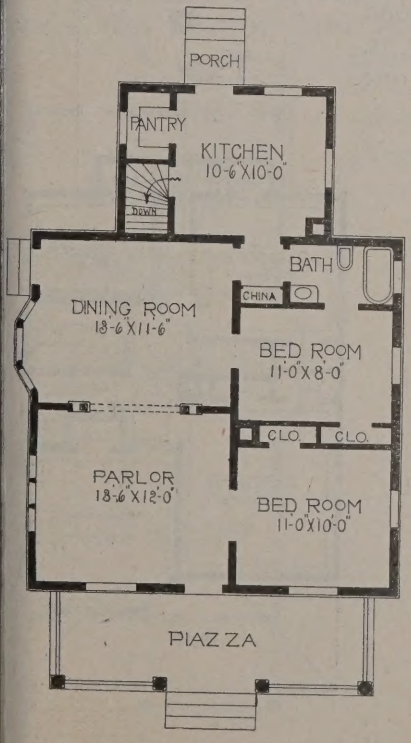




No. 403.

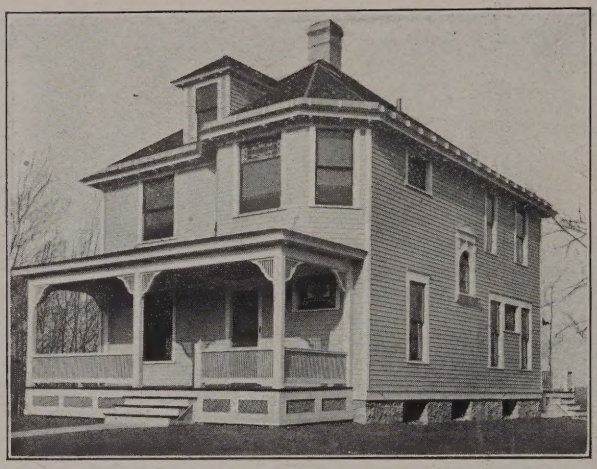
Built for U. S. Mail Carrier, Minneapolis, 1905.

A design for a small one story cottage. The size of the main part is 25 x 26, he kitchen portion 10 x 15. There is a nice living room 12 x 13 ft. 6 inches with a bed oom 10 x 11, a nice dining room back of the living room 11 ft. 6 in. x 13 ft. 6 in. with a ed room off 8 x 11. There is an ample kitchen in the rear with pantry and bath room, losets off from the bed rooms.



There is a nice large piazza across the front. The main roof sweeps down over the piazza. I estimate that this cottage can be built complete exclusive of heating and plumbing for $1200. I furnish complete working plans and specifications for this house for $10.

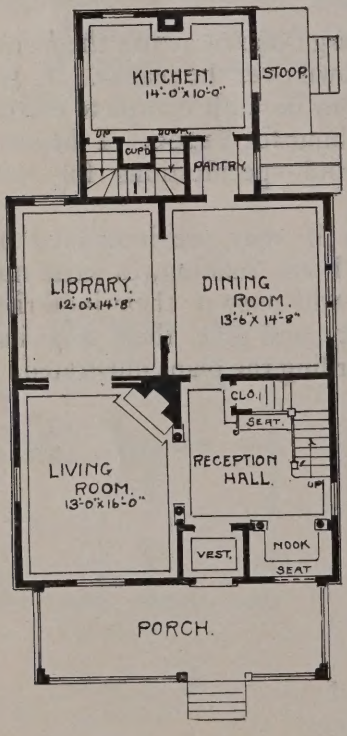
I request my readers if they are interested in these house plans that I am making, to write me in regard to them, and I will answer their inquiries to the fullest of my ability, and give them any information that I can regarding the plans illustrated.

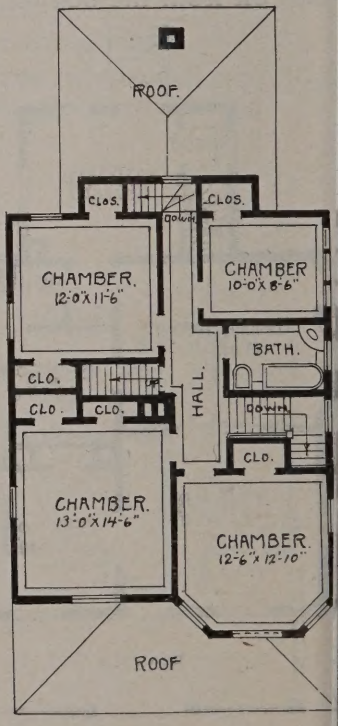


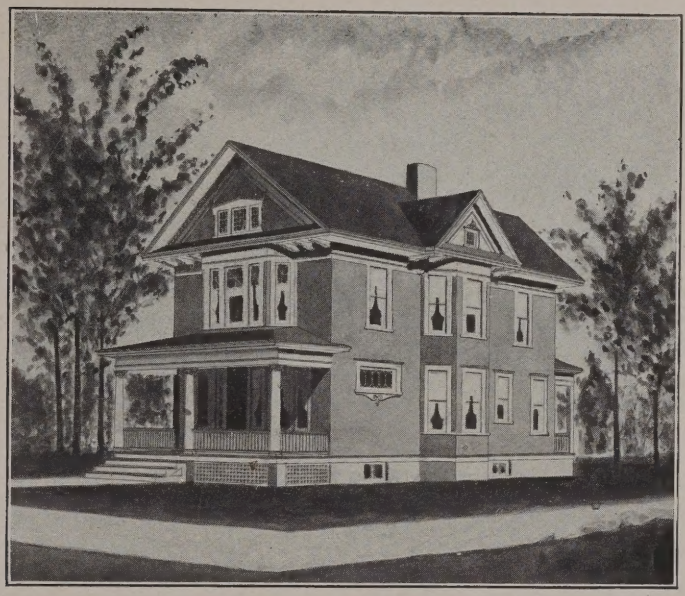
No. 378.

Built for C. R. Frazee, P. M., Pelican Rapids, Minn.

This house was first designed for a northern Minnesota home, and the plans c the same are carefully studied in all of their appointments. The reception hall is ver pretty. The floor is of yellow pine, and the finish of red oak in principal rooms fir story. The second story is neatly painted in tints, and the exterior is painted in a so cream tint with white trimmings and red roof. Built in 1903 at a cost of $2600, exclu sive of plumbing and heating. This is an exceedingly good house for the cost. Size 27 ft. x 32 ft. 6 in. exclusive of one story part.



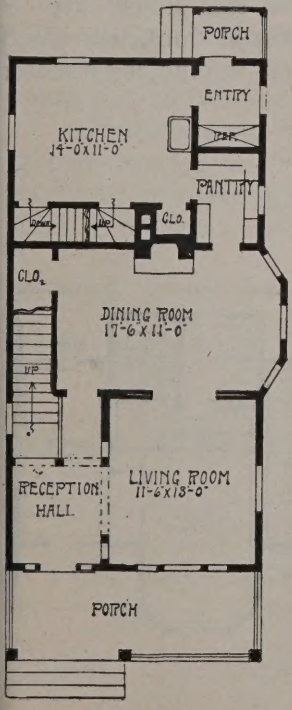


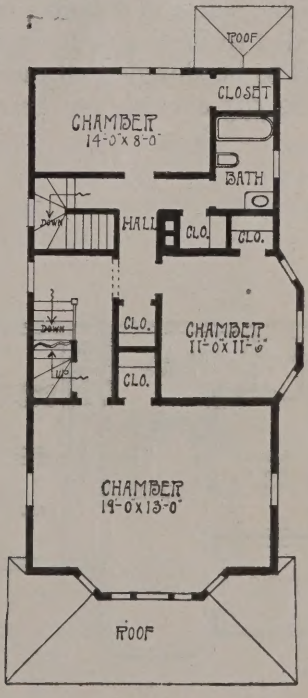


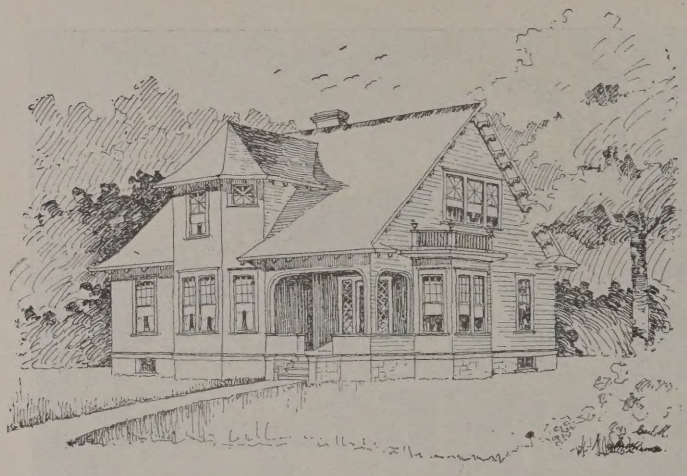
No. 337.

This is a six-room house, similar to No. 336, some smaller, and built and finished in same manner; has about the same accommodations. Finished in the principal rooms, first story in hard wood, balance in pine; would cost, exclusive of heating and plumbing, $1650.

This house could be built and finished entirely in pine and painted for $1500.



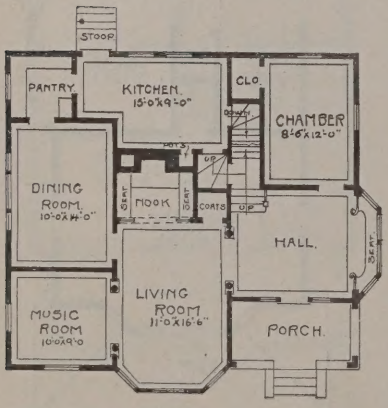


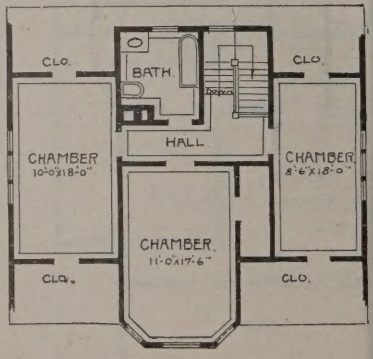


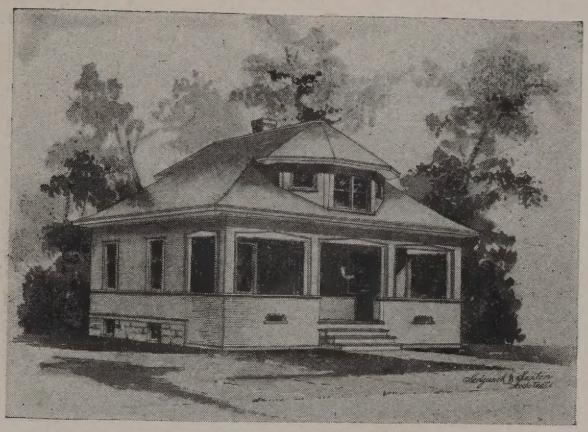
No. 376.

Built.

This is a large cottage on the ground, covering an area 35 ft. x 30 ft. with six nice rooms on the first floor. Where the lot will admit, the broad frontage of 35 ft. is very desirable. The large central living room with its recessed nook, with seats and fireplace is an unusually beautiful room, opening by ornamental arches into the reception hall on one side and a pretty music room on the other side. Ceilings in this house are intended to be low, 9 ft. in first story and 8 ft. in second. This would look extremely well to be shingled all over the outside. Cost of this house finished in pine, is estimated at $2,595 exclusive of heating and plumbing, advanced prices.







No. 387.

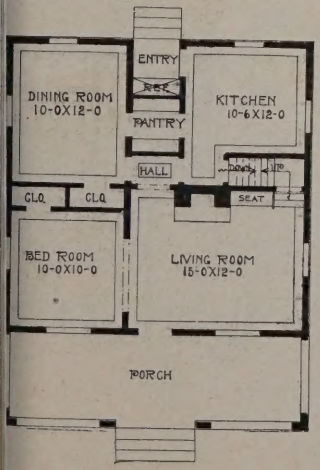
Built in North and South Dakota 4 times.

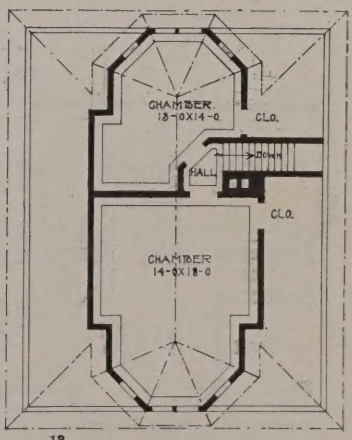
This design is a small story and a half cottage, four rooms on the main floor and two rooms in the second story. The size of the house is 26 ft. square. It should be set up from the ground about 3 ft. and have a nice little cellar under the kitchen portion.

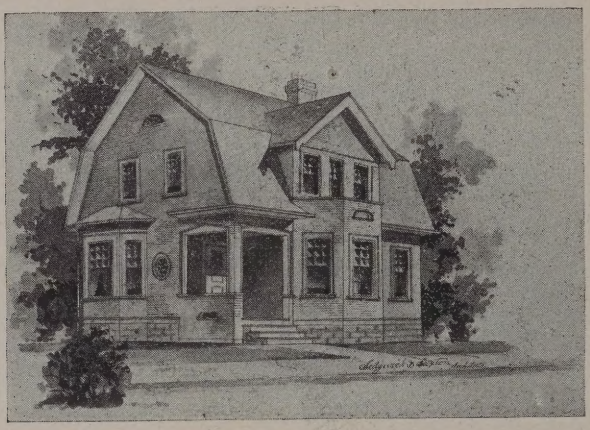
There is a large living room with a bed room opposite, with a clothes closet, dining room, pantry and kitchen. The rear entrance under cover provides a space for refrigerator. First story, 8 feet high; second story, 8 feet high in the center. There is a broad piazza across the front, the main roof extending over same.

The narrow siding extends down to the grade line around the piazza. All other portions of the foundation show two feet above the grade line. This will make a very pretty cottage for either summer or winter use. The painting of this cottage would add materially to its appearance; it would look very nice with a pretty green roof and the cornices and trimmings white, with light cream color body.

There is a nice fire place in the center of the living room; this principal room, might be finished, together with the bed room, in yellow pine, with a nice birch floor, stained red; all other inside finish painted in tints. This house can be constructed for $1,000. We can furnish the plans and specifications for this nice little house for $10.





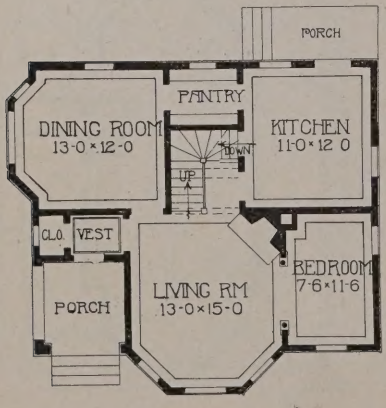


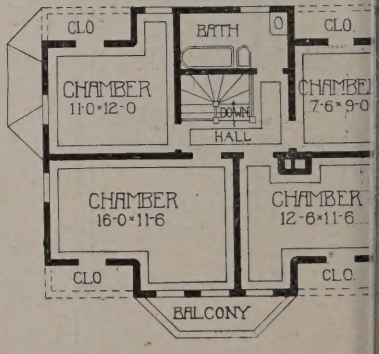
No. 388.

Built.

This House costs to build about $1,800. It stands with the broad front t street. Above the first story is a high double pitched roof, the first pitch being ver steep this giving full height rooms in second story. The main living room is in th center and projected in bay form in first story. Size of house, 29 ft. 6 in. x 25 ft. fir story 9 ft. second story 8 ft.

This design is symmetrical and makes a very pretty colonial home. The stai case located directly in the center will please many, landing in the center of the secon story making it very convenient to reach all rooms. There is a neat porch at fro entrance, covered by main roof, carrying out the symmetry of the front and beir economical to build. There is no waste room in this plan, it is very economical an snug to build. As in our other designs the finish throughout is simple and plain, usir mainly pine painted finish, and the principal rooms varnished. Complete working pla and specifications $15.

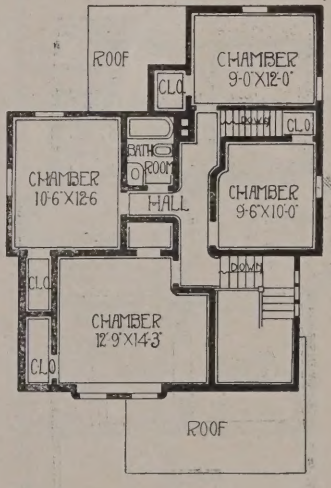




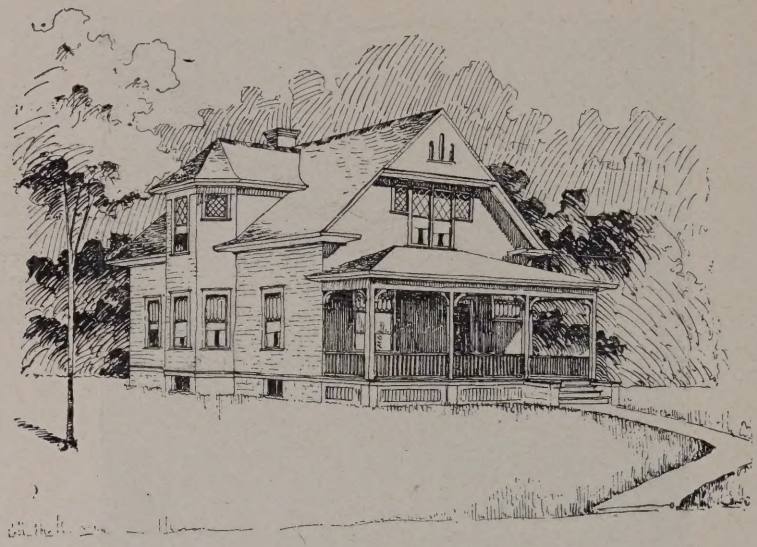
No. 304.

Built for a banker in Litchfield, Minn. 1904.

The reception room of this house is entered by passing through small vestibule. A fine stairway leads from reception room to second floor. The three principal rooms are all thrown together by large openings. Sitting room is in rear of reception room and at side of dining room. The kitchen is reached by passing through a nice china closet. Basement under entire house. Second floor consists of four nice sleeping rooms, sewing room, bath room, and from one to two closets off of each room.

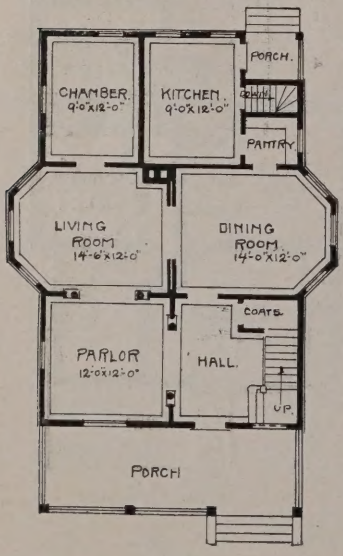


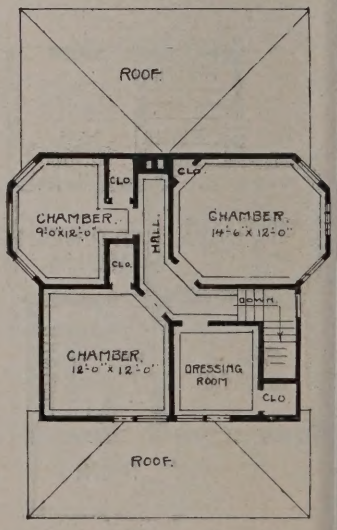
Dimensions.—30 feet width by 36 feet depth; height of first story, 9 feet, height of second story 8 ft. 6 inches. Cost $1,800.



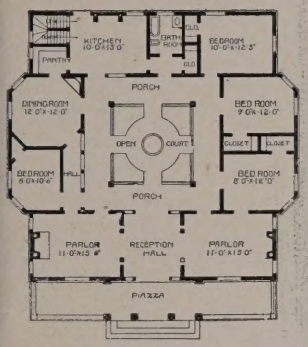
No. 369.

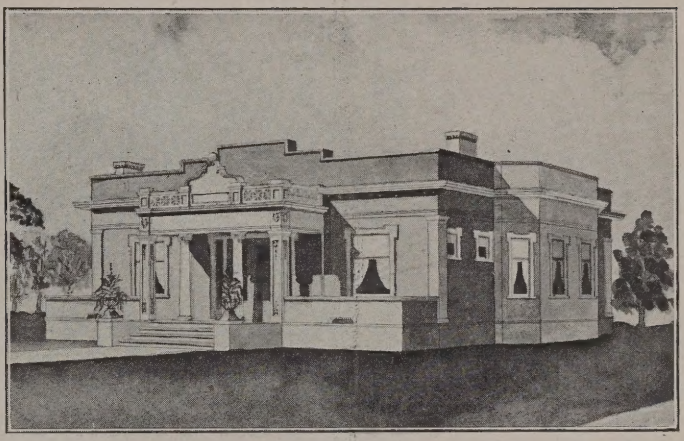
This story and half cottage has five nice rooms on the first floor and four chambers in the second story. It is planned for good sized family, that require nine rooms, and are limited in their outlay, being economical in the use of space, but convenient in all of its appointments. Rear portion is one story high and there is only one chimney, the house to be heated by furnace. If this house is simply finished in No. 2 pine and painted throughout with pine floors, it can be erected for $2,500. If the three rooms and hall are finished in oak with hardwood floors it will cost $2,750, exclusive of heating and plumbing at advanced prices.





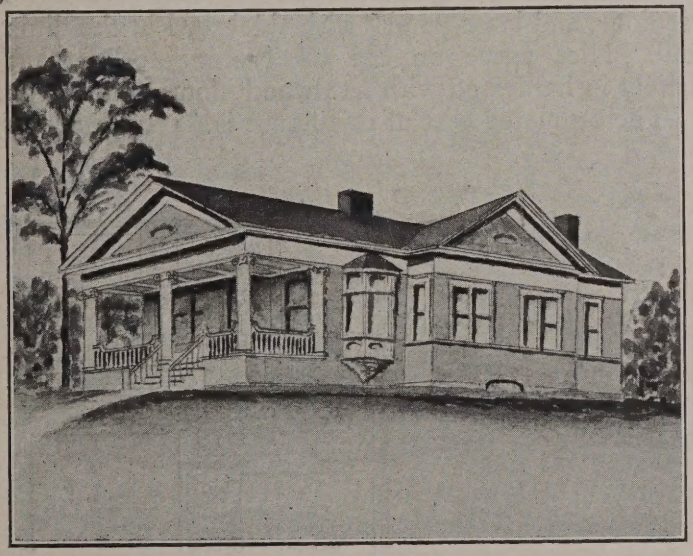
No. 333.





Built in California.

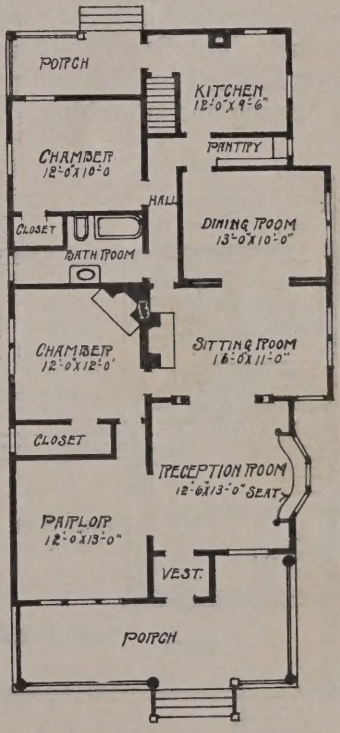
Our illustration is of a one-story house designed for a warm climate. Interior is an open court with a piazza extending around, and the living rooms arranged around opening into the central court. The style of exterior is Grecian, and treatment is refined and symmetrical. Size is 42 x 47 ft. and the cost is estimated at $4,000

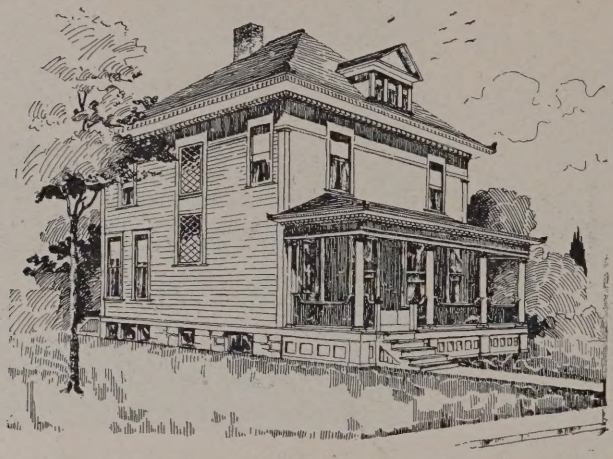


No. 338.

Built for Dr. Etta Charles, Summerville, Ind.

Design for a one-story suburban home, attic space above first floor for storage. Style is Colonial and would make a very dignified and compact house. Should be painted in light color, with dark red or green roof. The size is 29 x 50 feet. Estimated cost $3500.

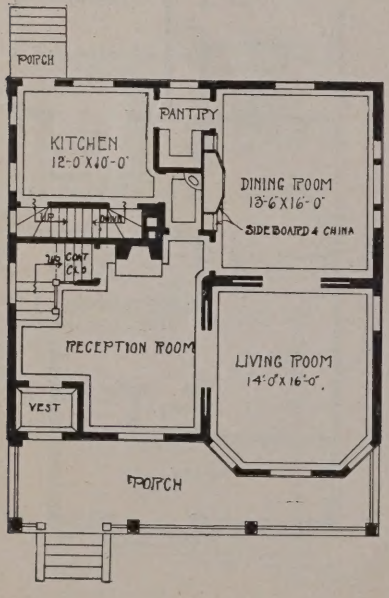


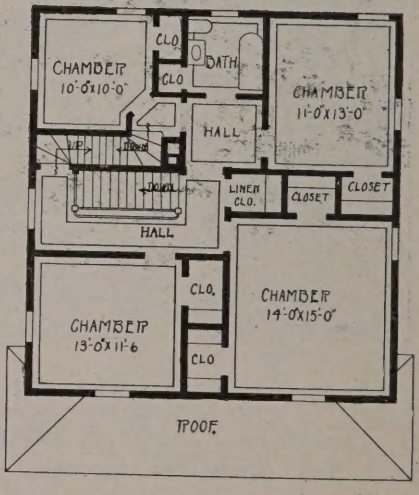


No. 353.

Built in Minneapolis for Mr. Floyd Chamberlain.

Size of this house is 32 ft. x 33 ft. 6 in. There are eight nice rooms built very compactly in a neat Colonial design, with a very modest amount of detail, arranged with all the modern comforts with front and rear stairs, ample closets, bath room on second floor, nice toilet room on the first floor, and large pantry with sideboard in the dining room, fireplace in front reception hall. Nice space on the third storv for servant's rooms. The first floor finished entirely in hardwood with hardwood floors, the second floor finished in pine and painted. The estimated cost of this house is $2700, exclusive of heating and plumbing.

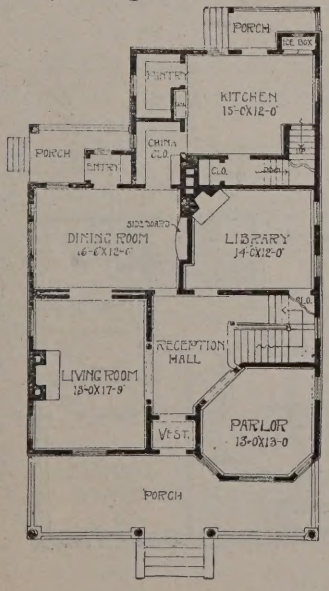


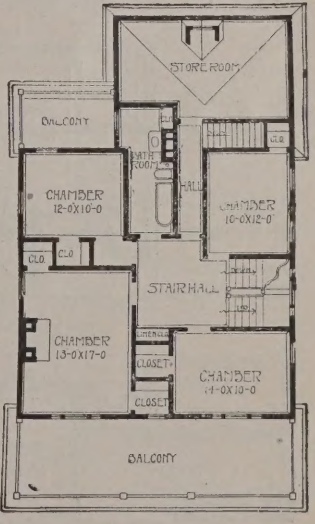


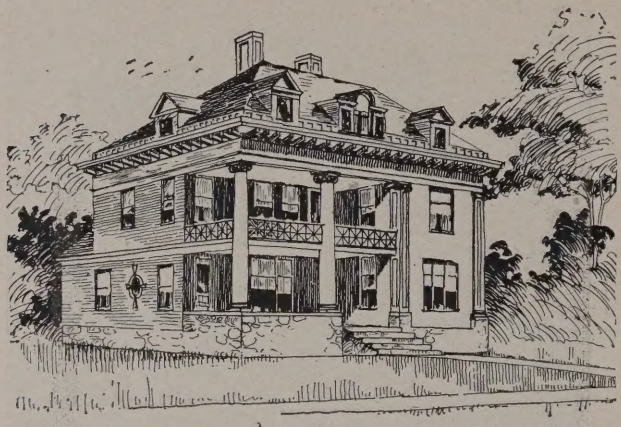
No. 301.

Built for Dr. Rutledge, Minneapolis, Minn., 1903.

This is a neat "Colonial" design, and a great success for a nice suburban residence The whole treatment of the detail of the exterior is refined and classic and a good type of this style of architecture that is so much in vogue at the present time. Plan is very economical in the use of space, the rooms are medium in size and open up beautifully together with arches. Entrance vestibule and hall is in center, with stairs located back of parlor. On landing of stairs is a large, handsome stained glass window, affording plenty of light to the interior. Special attention is called to the fact that there is very little space that can be called "waste space." Also there is an abundance of roomy closets. Dining room, kitchen and pantry arrangement is very good. First story is finished in stained dark Flemish oak, and in red birch stained mahogony, with the hall and staircase in white enamel, with red birch treads, rails and newels. Floors are also hardwoods stained. Second story is finished in white enamel. Bath room entirely enameled, with white tile floor. Cost of this beautiful home complete, except heating and plumbing, is $3,250.

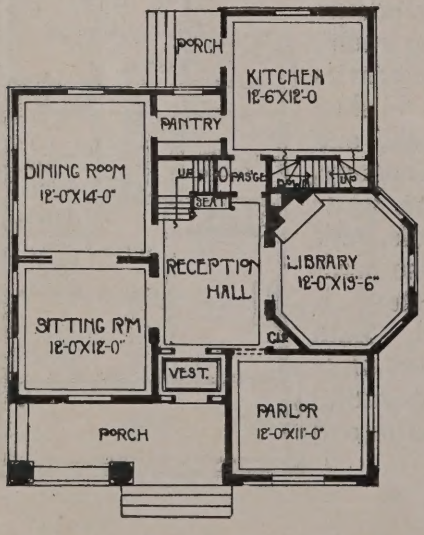


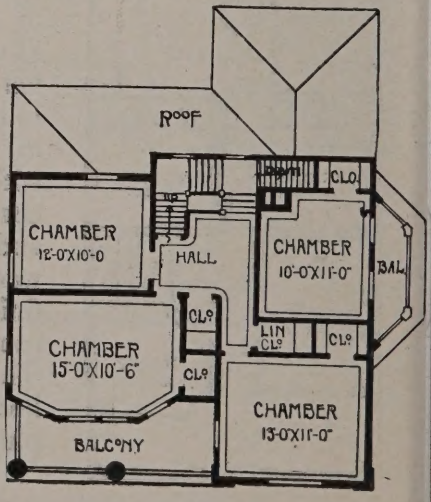


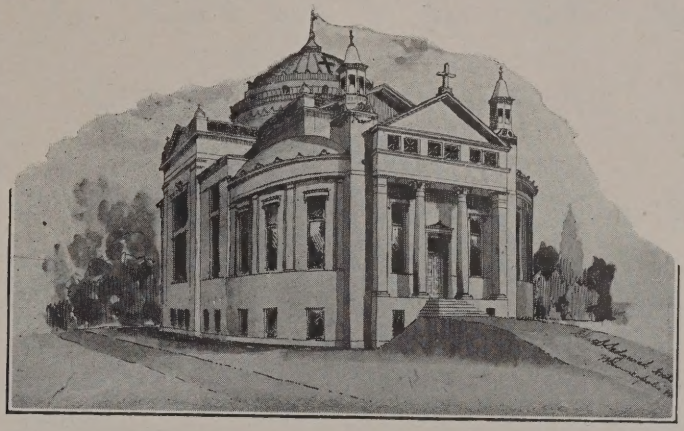


No. 355.

This design in the Colonial style is still different from those in the foregoing pages. Although the plan is somewhat broken in its outline, the appearance of the exterior is that of a plain rectangular house, the front porches in the first and second stories filling out the angles and completing the regularity of the outline. The stone work of the foundation is carried up to the line of the window sills. The porch in the first story is of stone or cement and the large columns extended up from the top of the same to the under side of the main roof cornice, giving a very commanding and dignified appearance to the house. The center reception hall is wide and liberal and opens up into all the rooms throwing the space very much together. There are four nice chambers in the second story with liberal closets. Size 34 ft. x 40 ft. Design to be finished in hardwood in first story with hardwood floors, second story in hard pine. Nice rooms in the third story. Total cost exclusive of heating and plumbing, $4,800.



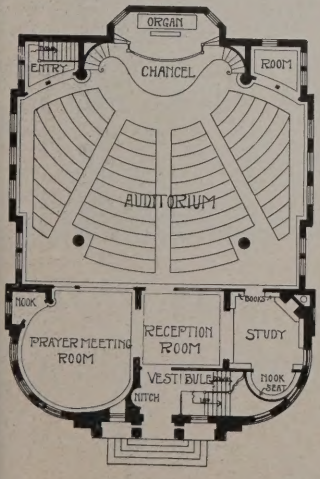


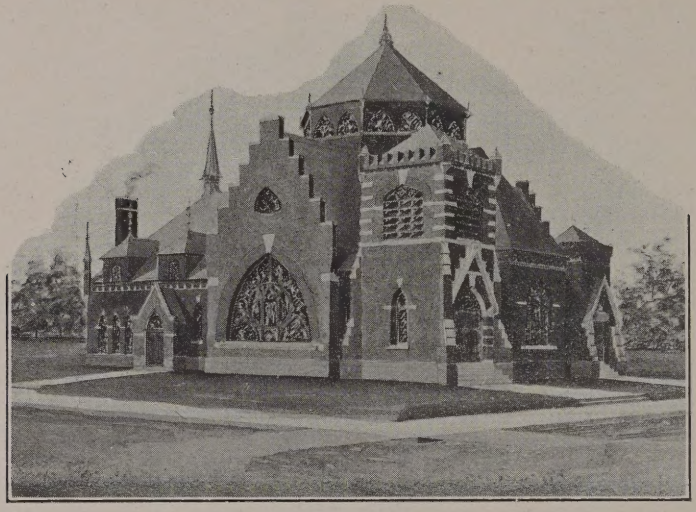


No. 314.

Built at Mapleton, Minn. as a Catholic Church 1903.

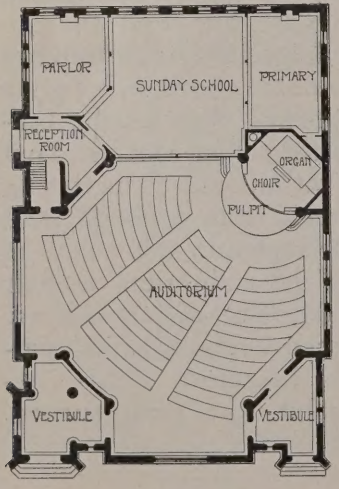
This is a design in church architecture, which would be appropriate for most any denomination. The reader will observe by glancing at the exterior, that it is a wide departure from the old severe Gothic architecture, which has been adhered to for so many years. The detail of the church, both exterior and interior, is of pure Grecian classic design. The church is built of pressed brick and cut sandstone. The approach to the interior is made by passing under a large portico, supported on either side by beautiful Ionic columns and pilasters. From the entry, you pass into the vestibule, from which you ascend on each side to the gallery above. There is a large prayer-meeting room on one side of hall and pastor's study on other, thrown together by reception room, from which you pass into the main auditorium, of which the acoustics are fine, and the appearance imposing. There are four large clusters of columns in the auditorium, which support the dome above, which gives that soft and glowing light through stained glass in the ceiling of the dome. The remainder of the ceiling is worked out in groined arches which are finished with moulded stucco ribs, etc. The entire auditorium is plastered with a rough sand finish and is left under float and is decorated in soft tones of water color. The seating capacity of the auditorium is four hundred and the gallery two hundred. The dimensions are 56x64 feet, cost $10,000. Sunday school rooms, ladies' parlors, toilet rooms and boiler room in basement. This considered from an architectural stand-point, is a great success.





No. 315. Built in Michigan.

This unique design is for a small brick church in the Gothic style, without spires or minarets. There is a low square corner tower, with belfry for bell. The center of roof is carried up with an octagon dome and clear story windows around. The gable walls and tower walls are battlemented. The whole structure is built with low walls and high roof. The plan is corner seated, with three vestibule entrances, a descending floor and corner pulpit, organ and choir loft. The chapel and parlors, Sunday school room, etc., open nicely together and also open into the audience room. Main auditorium seats 350, and the chapel 200. With the addition of a gallery seating 250, the total seating capacity could be made 800. The cost of this church complete, if built of common red sand brick would be about $15,000.



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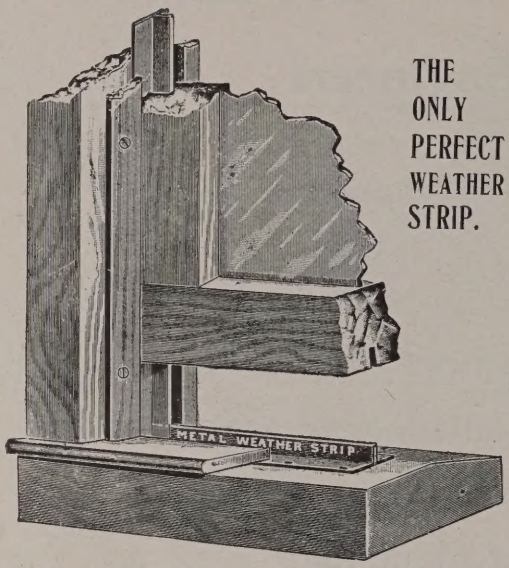

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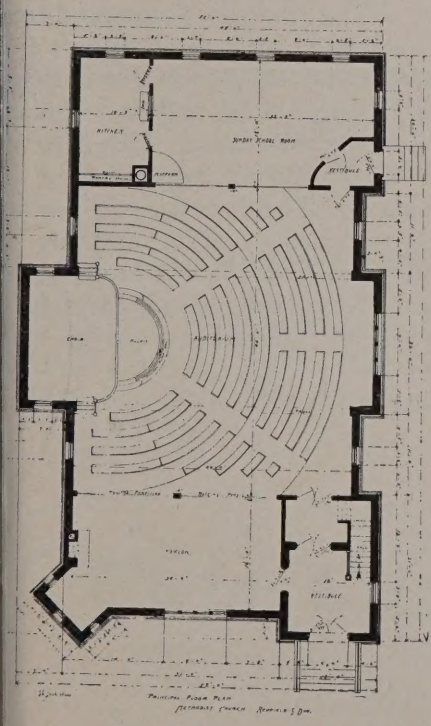
No. 500.

Built at Redfield, So. Dakota 1904.
Built at Weston, West Virginia 1905. Cost to build at Weston, West Virginia, $13,000., 6 ft. longer, 4 ft. wider.



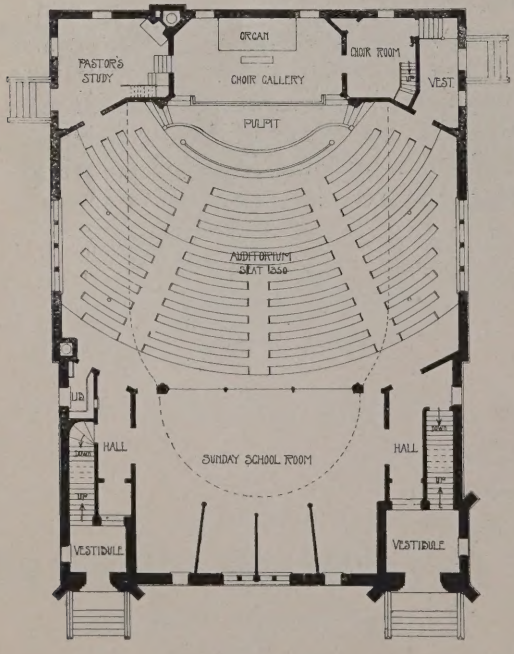
A Gothic church, built with low walls and cottage tower, with pulpit and choir at one side, and parlors in front, Sunday school room at rear. Kitchen and dining room in basement. The auditorium seats 350 and when the parlor and Sunday school room are opened into it, 600 people can be accommodated. The walls are of brick, using a good red pressed brick on outside and stone trimmings. The cost is $10.000.

No. 501.

M. E. Church at Brookings, So. Dakota 1905.

We here present you with a church plan, which we believe to be a good one carefully planned and completed in all of its appointments.

The design is symmetrical both inside and outside. The seating capacity of main auditorium is 350 on main floor, and 200 in the gallery. The chapel is commodious located in the front, between the two main entrances, arranged with class room and gallery, all of which can be thrown into main audience room and make a total seating capacity of 800. There is a fine basement, dining room and kitchen under front portion, reached by main staircase on each side. The outside is in Gothic form of the cathedral order. The building is constructed of red pressed brick with brown stone trimmings. I solicit correspondence regarding this church and will be pleased to answer any questions.



Cost of building is $22000.

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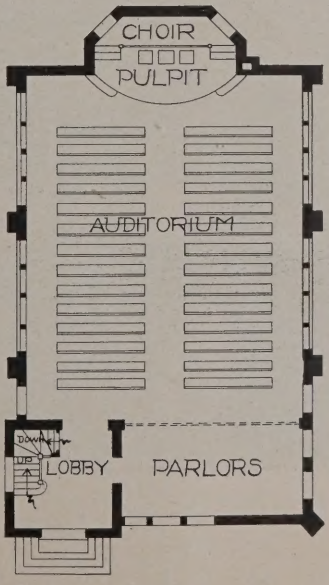
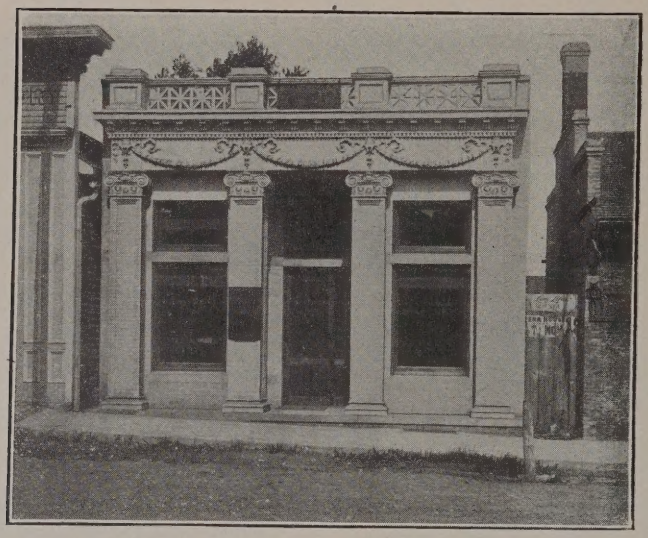
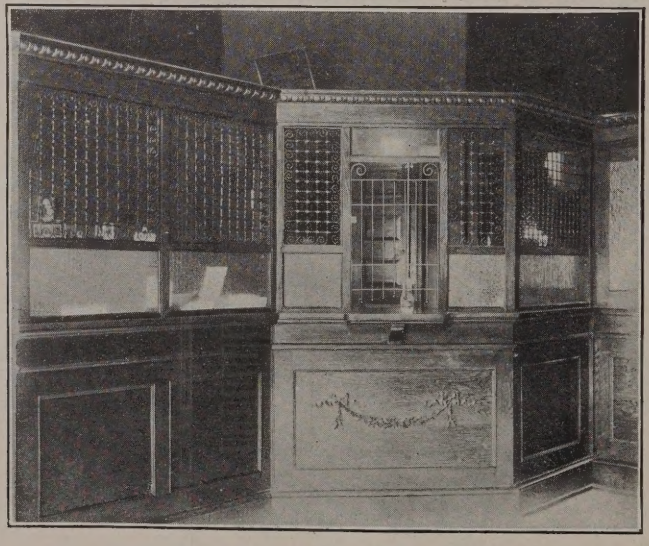




Built for Mr. DuToit, at Chaska, Carver County, Minn., 1903.

Here is a beautiful classic design of a one story bank, built of pressed brick and terra cotta front. Building is 38 ft. 8 in. wide and 40 ft. deep. The banking arrangement was carried down on one side, with Directors and Presidents Offices occupying one of the spaces by the plate glass front window. The vault is placed in the rear on the banking side. This is a very successful treatment for a bank, and gives it that individuality which every bank should have to distinguish it from any Commercial line of business.

I furnish complete plans and specifications for the small sum of $25.



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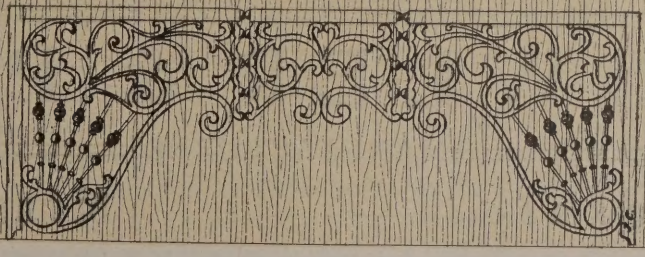

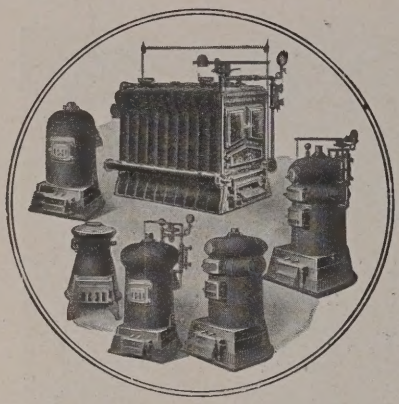

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Built for Geo. Bell, Michael Breslauer, Mr. H. C. Earl and Mr. Bend.

This beautiful five story building was erected in Minneapolis in 1903 for a company composed of Geo. Bell, Michael Breslauer, Mr. H. C. Earl, and Mr. Bend, in North Minneapolis, and cost exclusive of heating and plumbing, $24,065.

Anyone interested in the design of this beautiful building upon receipt of a certified check or post office order for $25 may have the privilege of having these expressed to them at my expense for examination. I simply ask this check for this small amount of money to show your good faith in doing some work, and secure my plans which are worth twenty-five times this small amount. The arrangement in my estimation is as near perfect as possible for a lot of this size. This is a magnificent real estate investment. I would be greatly pleased to answer any communications in regard to this building.

BOUTELL BROS. NEW BUILDING—From Architect Sketch.

The Largest building in America, erected for the exclusive use of a retail furniture concern, is the Boutell establishment, Minneapolis. It stands on the site of the old Boutell store which was destroyed by fire Dec. 13, 1904.

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Built for Geo. D. Dayton.

This beautiful six story building was built in the city of Minneapolis, on the corner of Nicollet and 7th St., in 1903, for George D. Dayton of this city. It is one of the largest buildings in Minneapolis, covers one quarter of a block. Anyone wishing any reference I would suggest dropping Mr. Dayton a line. The building is built of Norman size grey pressed brick and terra cotta, and is considered one of the most handsome buildings in the city of Minneapolis. Anyone interested in this building, who will send a certified check or post office order for $25 will receive a complete set of plans by return mail for examination. For price of complete plans it would be necessary to communicate with me personally.

No. 263.

Built for S. T. McKnight 1903. Caton Business College 2nd. and 3rd. floor.

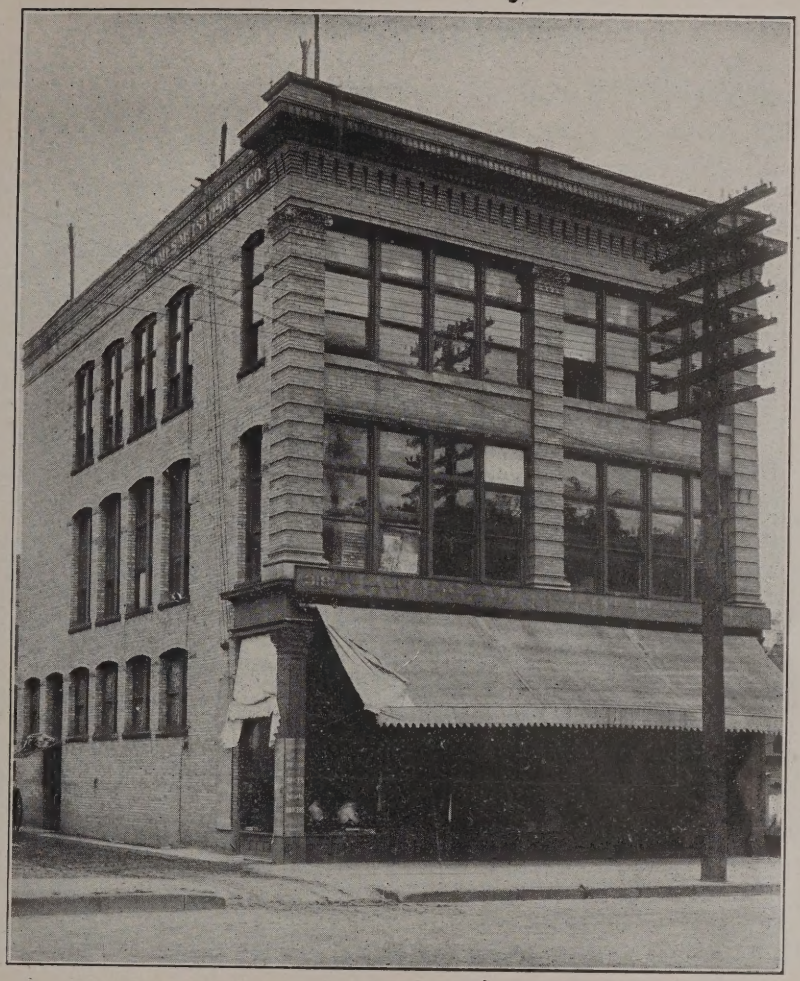
This design, from an architectural standpoint, is the finest three-story building i the city of Minneapolis, the front is built of pressed brick and terra cotta, the first stor is divided into two stores, with basement under the entire building.

As you approach the entrance your eyes meet the beautiful pilasters on each sid of the doors, which is very pleasing. The entrance is one of the many features of thi building.

The finish is hardwood throughout, white maple floors, red birch casing and bas

This building would make a first-class general department store, the second floo for offices and third for a Masonic Temple, or other secret orders.

The size of this building is 56 feet wide and 100 feet deep; cost, complet $16,000.



No. 269.

Building built for Geo. Bell banker, Minneapolis, Minn. 1903.

This store design is one that has been recently erected and in use for light manufacturing purposes, where much light is required. The treatment of the front is a plain assic style which is pleasing to the eye and is good substantial construction, and not expensive to build. The brick used are light mottled brick, and the ornamental caps and ases of terra cotta. The cornices of brick and iron. The size of the building is 40 et wide and 60 feet deep, and cost complete $10,000. A saving from this cost could e made by using sand moulded brick in place of pressed brick and would make a very ce looking building.

Built in Glenwood, Minn. for an Attorney.

Stores below and offices on second floor, was erected for Mr. E. M. Webst Prosecuting Attorney for Pope County, who is highly pleased with the building as investment. Cost to build about $10,000 exclusive of heating and plumbing.

Upon receipt of a check or post office order, for the sum of $15. I will mail y complete plans for your examination.

GLENN L. SAXTON, Architect, Minneapolis, Minn.

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Taken from photo after completion

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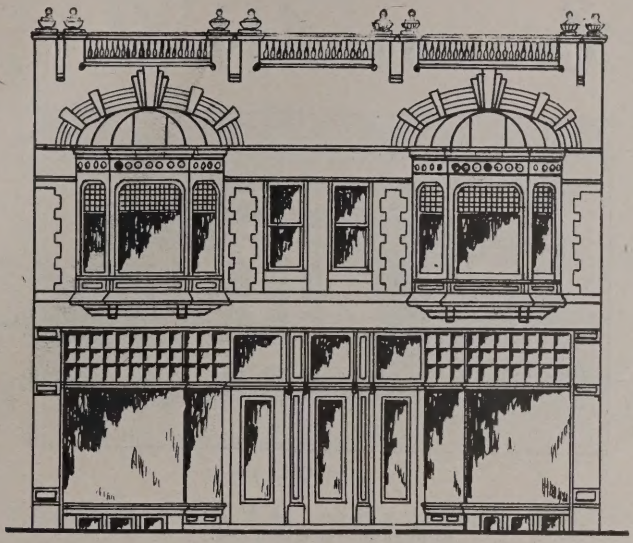
Built in Minneapolis 1905.

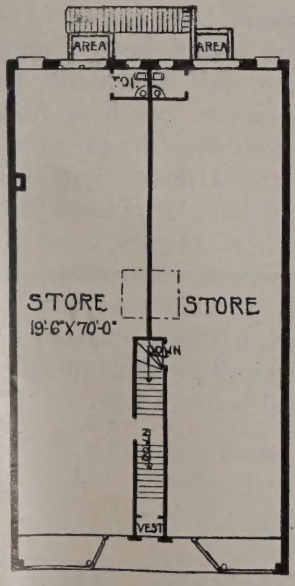
Here is a beautiful building, built for Mr. S. T. McKnight in Minneapolis, was completed in 1905. Here is a plain substantial building erected at the cost of about $25,000. Three stories high, full basement. The building is occupied as a manufacturing building for the firm of Wyman-Partridge Co., one of the largest wholesale dry goods concern in the world. Upon receipt of a certified check or post office order, for the sum of $25.00, I will express these plans to any address for examination. I will be very glad to answer any and all questions in regard to the same



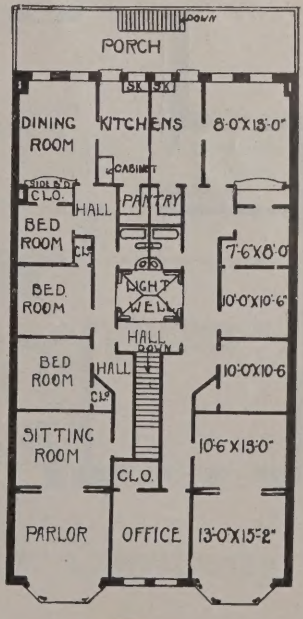
No. 262.

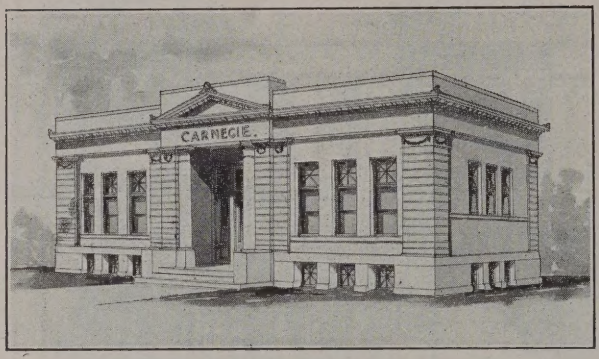
Built at La Cross, Wis., for Otto Mueller, 1903.

Here is a building designed for two stories, with a central stairway and two finely arranged flats in second story. Such a building is now in great demand in any of our smaller cities. It affords a greater revenue and more steady than if divided into offices, and with nice hardwood floors, well lighted rooms and halls, by skylights, it makes a very desirable home for parties who find it necessary to be near to business.

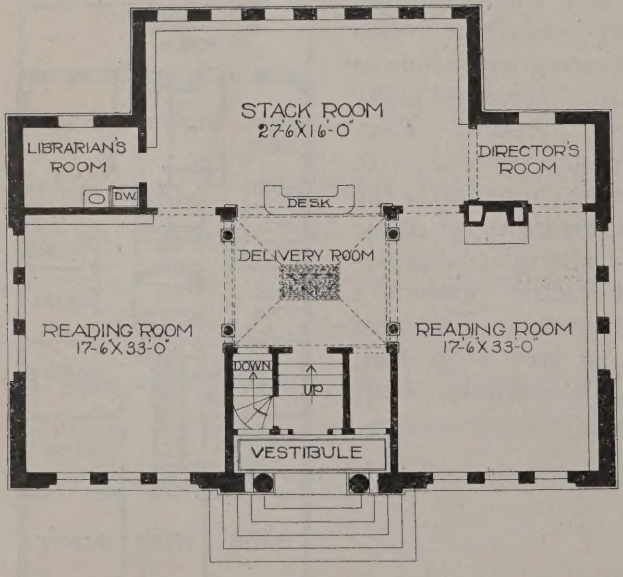


The front is a unique design and looks very handsome when built. The projecting bay windows add to the outside looks and make the rooms very pleasant. They are designed to be covered with galvanized iron or copper, also the upper balustrade cornice of same material, with a nice selected pressed brick, the facade presents a handsome appearance. The size of building is 40 feet x 70 feet, with basement under whole. Cost $8500.





Built at Morris, Minn., 1905.



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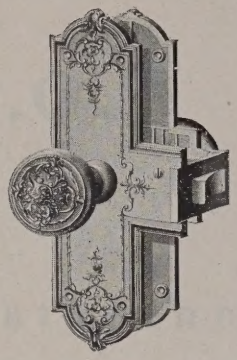

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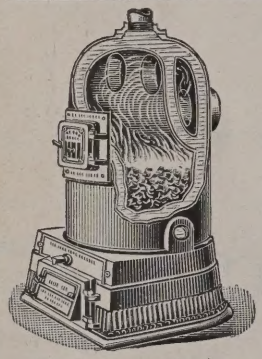

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"	5,000	"	" "	8,000	50.		
"	8,000	"	" "	10,000	75.		
"	10,000	"	" "	15,000	100.		

These prices are for a complete set of plans, elevations and specifications and blank builders contracts, and the same will be sent to any address on receipt of express order, P. O. order, bank draft or certified check.

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